



91 Romero Court, High Wycombe, Buckinghamshire, HP13 7PR - £240,000



*A spacious and well-presented first floor apartment with balcony.*

| Spacious First Floor Apartment | Security Entry System | Large Hallway | Modern Fitted Kitchen With Integrated Appliances Open Plan To Lounge/Dining Room | Master Bedroom With En-Suite Shower Room | Good Size Second Bedroom | Bathroom | Gas Central Heating | Double Glazing | Private Balcony Accessed From The Lounge | Parking | Viewing Recommended |

A spacious and beautifully presented first floor apartment set within this modern development on the east side of town with buses passing at the end of the road. Hazlemere, Penn and Tylers Green and popular schooling are all within a short distance. Security entry at the ground floor gives access to the communal hallway with stairs to the first floor and flat 91. Accommodation comprising: Entrance Hall, modern fitted kitchen with integrated appliances/open plan living room with door to private balcony, master bedroom with en-suite shower room, good size second bedroom and bathroom. The property is double glazed and heated via a gas central heating system to radiators. To the outside there are communal gardens and parking for residents.

**Price... £240,000**

*Leasehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	91	91
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		





### LOCATION

Situated close to the A40 at Wycombe Marsh and within easy reach of a variety of shops and supermarkets and public transport to High Wycombe town centre which further provides a wealth of shopping, leisure, hospitality and travel facilities which includes a mainline rail link to London Marylebone. Popular schooling is within a short distance. Junction 3 of the M40 motorway is also easily accessible and there are recreational facilities and woodland close by.

### DIRECTIONS

Leave High Wycombe town centre on the A40 London Road, pass over two roundabouts and continue to the traffic lights at the Wycombe Retail Park. Pass through the first set and turn left at the second set into Cock Lane. Pass through the lights and over the railway bridge and continue up the hill until reaching Olympic Way on the left-hand side. Turn into Olympic Way following the road to the right where number 91 Romero Court will be found on the left-hand side.

### ADDITIONAL INFORMATION

Leasehold; 115 Years remaining: Service Charge; £189.72 Per calendar month: We are advised that there is no Ground Rent charge.

### COUNCIL TAX

Band C

### EPC RATING

B

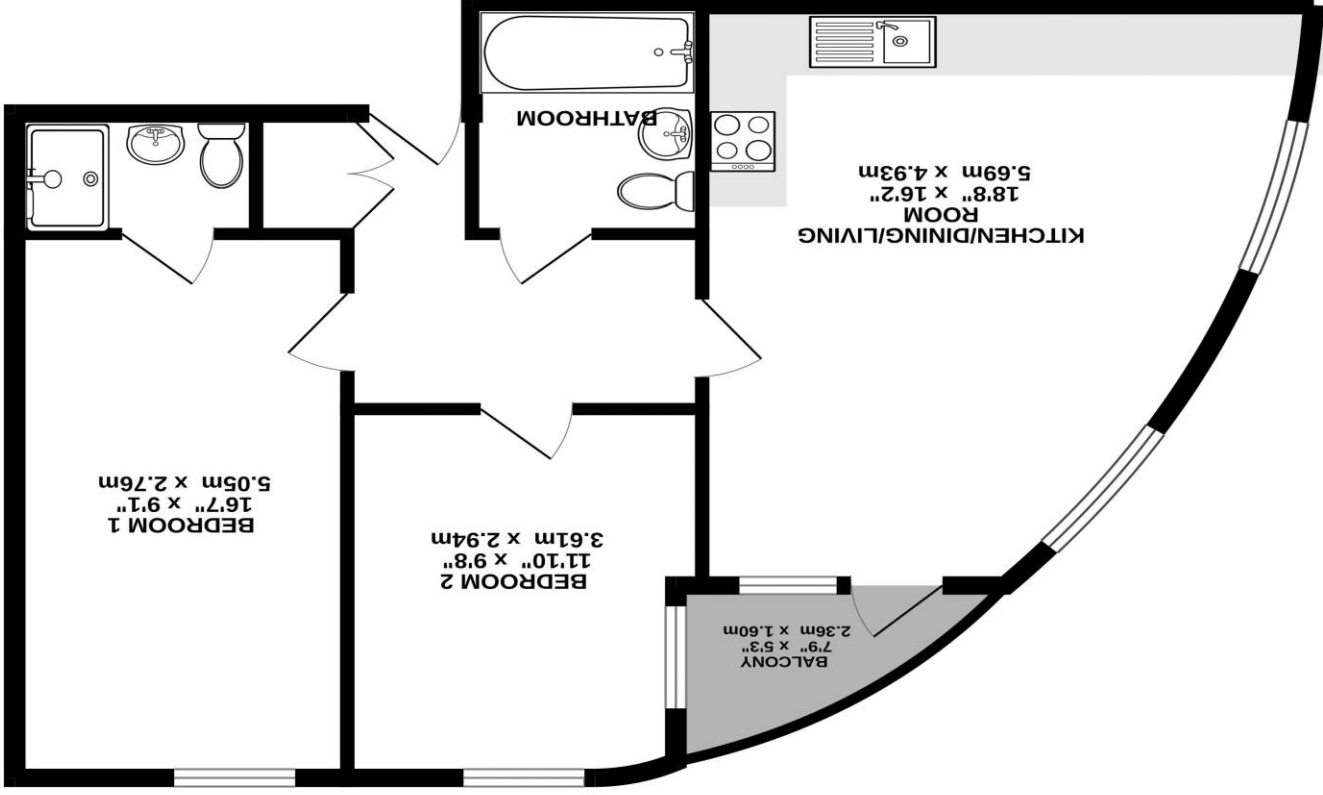
### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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