



9 Banner Court Eaton Avenue, High Wycombe, HP12 3BU
£210,000

9 Banner Court Eaton Avenue

High Wycombe, High Wycombe

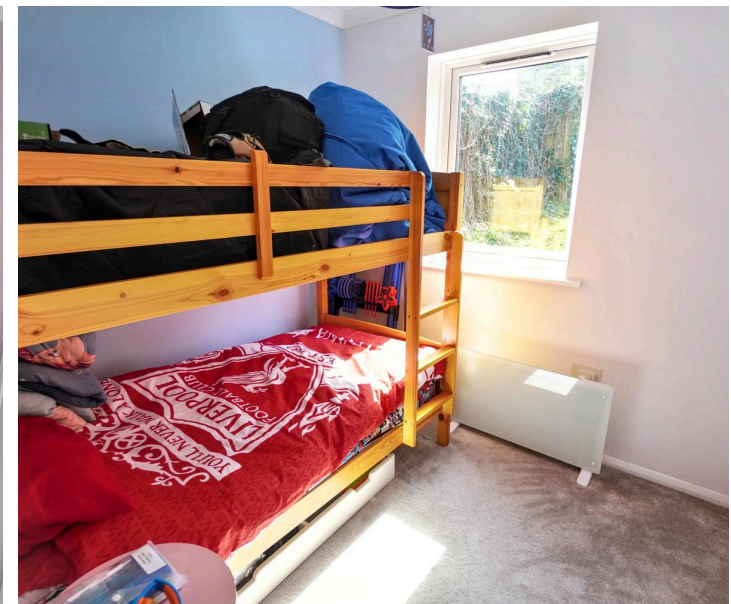
- A Well Presented Ground Floor Apartment
- West of High Wycombe Adjoining Park & River
- Direct Access Onto Communal Gardens
- Living Room, Kitchen, Two Bedrooms, Bathroom
- Double Glazing, Allocated & Visitors Parking
- Convenient For Town Centre

Part of a small development 'tucked away' in a cul-de-sac about 1.5 miles West of the town centre. A park-recreation ground is just yards away and local facilities are within walking distance. Buses pass nearby to High Wycombe centre which provides 25-minute London Marylebone trains and frequent Heathrow buses. Junction 4 of the M40 is within 5-minutes drive.

Council Tax band: B

Tenure: Leasehold; 114 Years remaining: Service Charge; £1898.00 Per annum: Ground Rent; £442.10 Per annum

EPC Energy Efficiency Rating: D



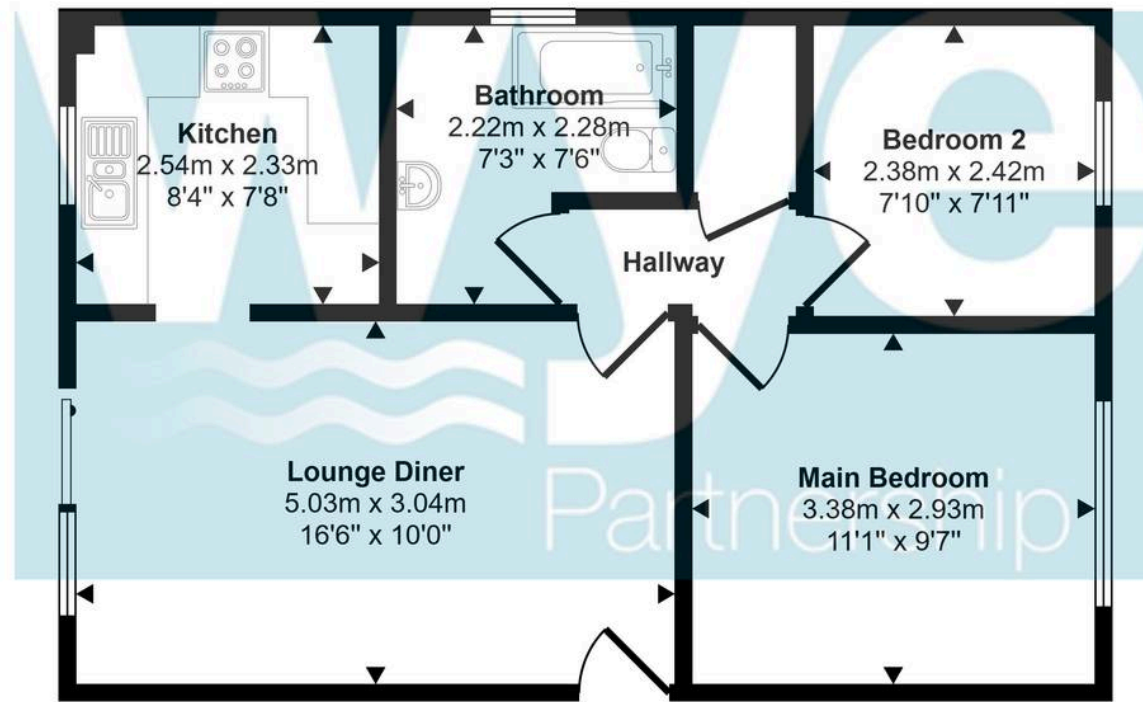
9 Banner Court Eaton Avenue

High Wycombe, High Wycombe

This well presented two bedroom ground floor apartment is situated to the West of High Wycombe, adjoining a picturesque park and river, and offers direct access onto communal gardens. The property features a spacious living room, a fitted kitchen, two bedrooms, and a contemporary bathroom. Double glazing is installed throughout, ensuring energy efficiency and comfort. Residents benefit from both allocated and visitors parking, providing convenience for homeowners and guests alike. The apartment is ideally located for easy access to High Wycombe town centre, offering a range of shopping, dining, and leisure facilities. This property is perfect for first time buyers, professionals, or those seeking a well connected home in a quiet location. The combination of practical features and a desirable location make this apartment an excellent opportunity for those looking to enjoy all that High Wycombe has to offer.



Approx Gross Internal Area
47 sq m / 505 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

