

Fords.

SALES | LETTINGS | NEW HOMES



29 Shelburne Court, High Wycombe, Buckinghamshire, HP12 3NH

Located in a quiet cul-de-sac off Shelburne Road, this one bedroom first floor apartment is offered for sale with no onward chain. Shelburne Road is situated to the south west of High Wycombe and a short distance to junction 4 of the M40. The property comprises; one double bedroom, modern bathroom and open plan kitchen/living room. Further features include a larger storage cupboard, communal gardens, gas central heating and UPVC double glazing.

- **Recently Refurbished**
- **Double Bedroom**
- **Modern Kitchen**
- **Modern Bathroom**
- **Close to J.4 M40**
- **Open Plan Kitchen/Living Room**
- **Communal Gardens**
- **Quiet Location**
- **Gas Central Heating**
- **UPVC Double GLazing**

£200,000

Shelbourne Court, HP12 3NH

Approximate Gross Internal Area = 357 sq ft / 33.2 sq m



CH 2.39 = Ceiling Height

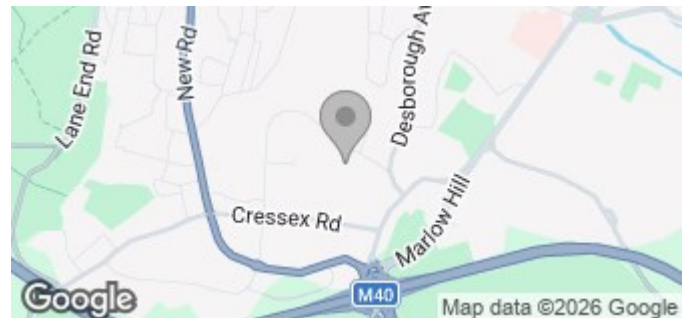


First Floor

Floor Plan produced for Ford & Partners by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	69
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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