



14 Claydon Court

High Wycombe, High Wycombe

- Well Presented Two Bedroom First Floor Apartment
- Highly Regarded Small Well Maintained Development Close To Junction 4 Of M40 And Handy X Hub
- Gas Central Heating To Radiators And Double Glazed Windows
- Fitted Kitchen And White Bathroom Suite
- Garage In Adjacent Block, Well Maintained Communal Gardens
- Long Lease And Low Charges
- Share Of Freehold
- No Upper Chain, We Hold Keys For Early Viewing

Located to the South West of High Wycombe town centre, ideally situated for local amenities including the Handy Cross Hub, cinema complex and major supermarkets. High Wycombe town centre is just a short drive away with it's mainline train station, with regular fast service to London Marylebone, bus station and Eden shopping complex. The beautiful Booker Common is within a short distance as is Junction 4, M40 is providing access to London, Oxford and Birmingham. The charming town of Marlow is also just a short drive with it's range of high street shops, restaurants, bars and river Thames.

Council Tax band: C

Tenure: Share of Freehold; 945 Years remaining: Service Charge £900.00 Per annum: We are advised that there is no Ground Rent

EPC Energy Efficiency Rating: C

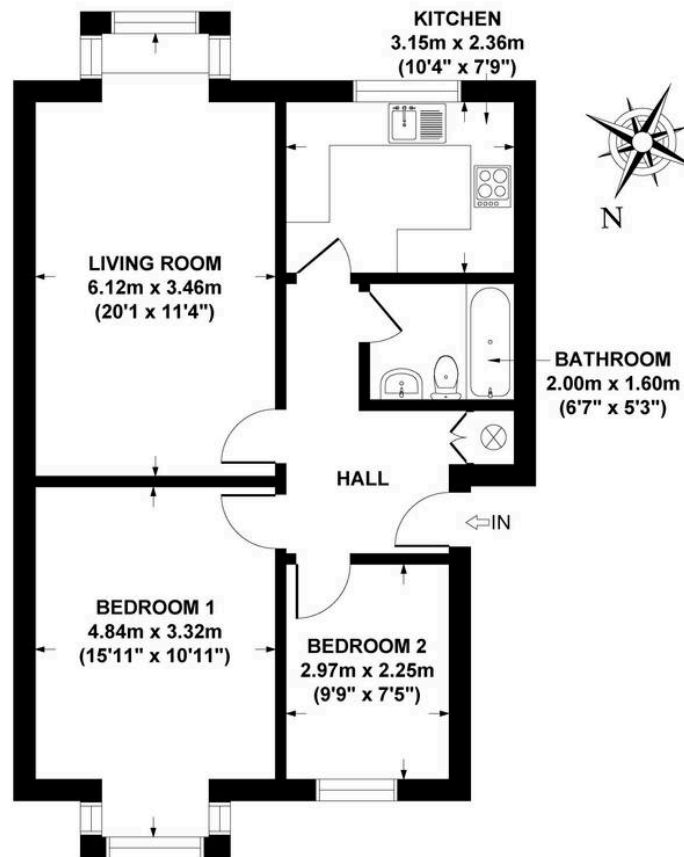


14 Claydon Court

High Wycombe, High Wycombe

This well presented two bedroom first floor apartment is situated within a highly regarded and well maintained development, ideally located close to Junction 4 of the M40 and the Handy X Hub, offering excellent transport links and local amenities. The property features gas central heating to radiators and double glazed windows throughout, ensuring comfort and energy efficiency. The spacious living accommodation includes a welcoming entrance hall, a bright and airy lounge, and a modern fitted kitchen with ample storage and workspace, making it perfect for both every-day living and entertaining. Both bedrooms are well proportioned, providing flexible space for a variety of needs, while the white bathroom suite is stylish and functional. Additional benefits include a garage in an adjacent block, providing secure parking or extra storage, as well as access to well maintained communal gardens (ideal for relaxation and socialising). The apartment is offered with a long lease and low charges, and comes with a valuable share of the freehold, giving peace of mind to prospective buyers. With no upper chain and keys held for early viewing, this property represents an excellent opportunity for first time buyers, downsizers, or investors seeking a quality home in a sought after location. Early viewing is highly recommended to fully appreciate the standard of accommodation and the convenience of the setting.





GROSS INTERNAL
FLOOR AREA 61 SQ M / 653 SQ FT

CLAYDON COURT, HIGH WYCOMBE, HP12 3NW
APPROX. GROSS INTERNAL FLOOR AREA 61 SQ M / 653 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership High Wycombe

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

01494 451300 • wylcombe@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 Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

