



**6 Sheridan House Sheridan Court, High Wycombe, HP12 4SF**

Guide Price **£279,950**

# 6 Sheridan House Sheridan Court

High Wycombe, High Wycombe

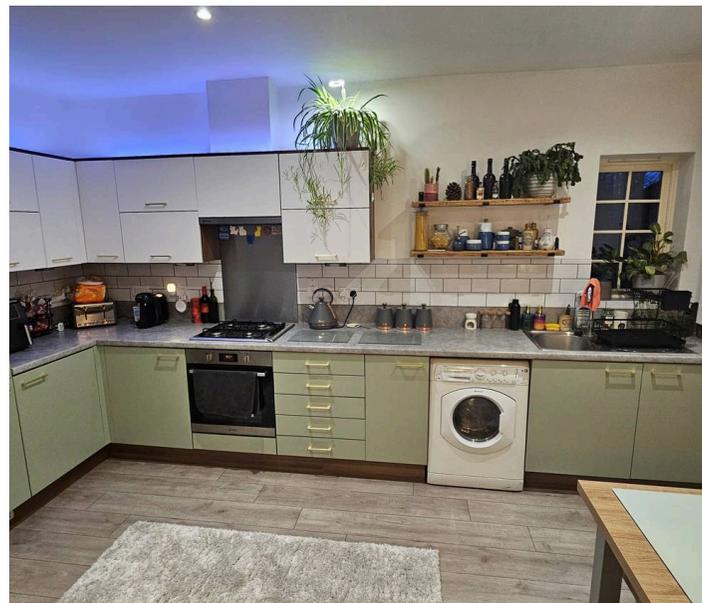
- A Stunning Modern Two Bedroom Two Bathroom First Floor Apartment
- Gas Central Heating To Radiators And Double Glazed Windows, Juliet Balcony
- Large Modern Fitted Kitchen Including Appliances, Open Plan To Lounge
- Modern Fitted Family Bathroom And En-Suite Shower Room
- A Small Popular Development Close To M40 Motorway And Handy X Hub
- Immaculate Order, A Real Turn Key Property, Well Cared For Communal Gardens
- Allocated Parking, Long Remaining Lease, Secure Entryphone System
- Early Viewing Advised As These Apartments Are Always Popular

Situated just a stones throw from a variety of local shops which provide provision for most day-to-day needs as well as being just a short distance from major supermarkets, department store, restaurants and cinema. The M40 motorway is within less than a 5 minute drive and the town centre with a wide variety of shopping facilities and railway station is under two miles away.

Council Tax band: C

Tenure: Leasehold; Expires 01 October 2132: Service Charge; £1637.00 Per annum: Ground Rent; £250.00 Per annum

EPC Energy Efficiency Rating: B



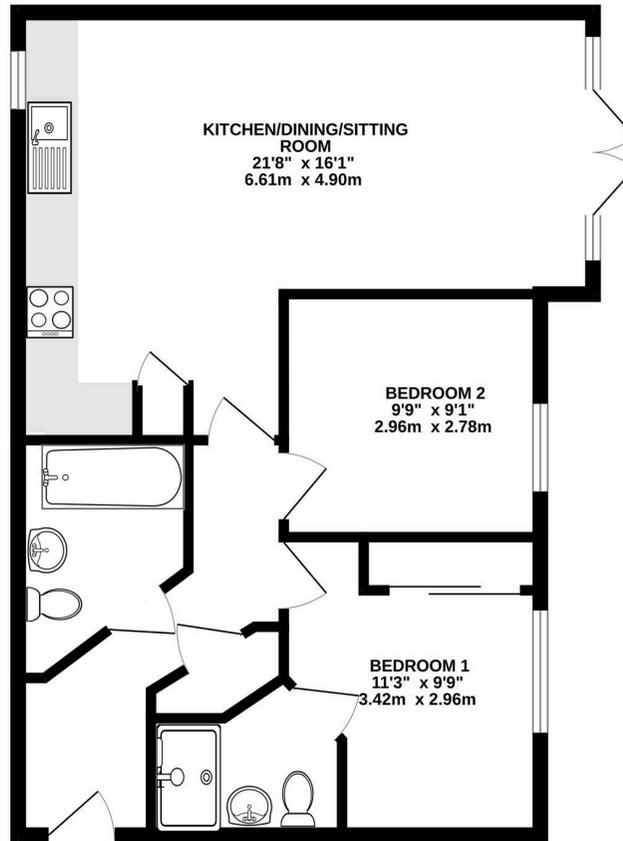
## 6 Sheridan House Sheridan Court

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This stunning modern two bedroom, two bathroom first floor apartment is presented in immaculate order throughout, offering a true turn key opportunity for buyers seeking stylish and comfortable living. Located within a small and popular development close to the M40 motorway and Handy X Hub, the property offers excellent transport links and convenient access to local amenities. The apartment benefits from gas central heating to radiators, double glazed windows for energy efficiency, and a Juliet balcony that brings in plenty of natural light to the spacious open plan lounge and dining area. The large modern fitted kitchen is open plan to the lounge, creating a sociable space ideal for entertaining, and comes complete with integrated appliances for added convenience. The accommodation comprises two well-proportioned bedrooms, including a principal suite with its own en-suite shower room, in addition to a modern fitted family bathroom. The property further features a secure entryphone system for peace of mind, allocated parking for residents, and a long remaining lease that will appeal to both homeowners and investors. The well cared for communal areas reflect the quality of the development, which is always in high demand. Early viewing is strongly advised, as apartments of this calibre and in this sought after location are rarely available for long.



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.  
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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# The Wye Partnership High Wycombe

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