

PAVILLION COURT

Gordon Road, High Wycombe,
Buckinghamshire

A development of just 14 one and two bedroom luxury apartments

REMARKABLE



A COLLECTION OF 12 TWO BEDROOM APARTMENTS AND JUST 2 ONE BEDROOM APARTMENTS LOCATED WITHIN THIS STUNNING DEVELOPMENT CLOSE TO HIGH WYCOMBE CRICKET GROUND. EACH APARTMENT IS INDIVIDUALLY DESIGNED AND BENEFITS FROM ITS OWN PRIVATE OUTSIDE SPACE.



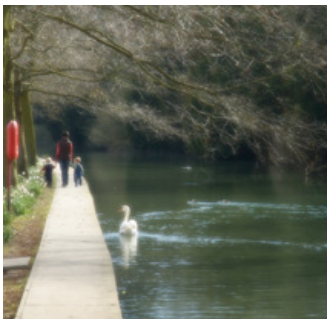
The development is within a close distance to High Wycombe town centre where there is a huge range of shops, restaurants and places to visit. Pavilion Court is also just a short walk to the Rye which has great walks along the river and also has the benefit of the High Wycombe Lido where there is a Gym, Outside Swimming pool and cafe.

High Wycombe Cricket Ground



In contrast to all the tradition and tranquillity of the villages surrounding it, High Wycombe town centre has its eyes fixed firmly on the future. Currently in the midst of a massive regeneration programme including expansion of the bustling Eden shopping centre, a brand new leisure centre along with a huge range of busy restaurants and bars, the town is fast becoming the place to live. Placed at Junction 4 of the M40 and with its train station offering a 24 minute commute to London Marylebone, High Wycombe is an ideal location to commute from and a great place to go home to.

The residents of Pavillion Court will enjoy the perfect balance of the three main attractions of living in High Wycombe; living within 0.5 miles of the train station, being walking distance of all the town's great amenities, shops and restaurants whilst also having the large, tranquil green open space of the Rye.





FLAT 1

Living Room/Kitchen	10'4 x 11'9
Kitchen/Diner	20'8 x 7
Master Bedroom	14'5 x 12'
Bedroom Two	10' x 8'6
Bathroom	5'8 x 5'8

FLAT 2

Living Room/Kitchen	19'9 x 13'5
Master Bedroom	14' x 10'4
Bathroom	7 x 7'7



TYPICAL LAYOUT

FIRST FLOOR



FLAT 3

Living Room/Kitchen	16'7 x 14'11
Master Bedroom	9'4 x 18'2
En-Suite	7'9 x 6'1
Bedroom Two	11'3 x 8'
Bathroom	5'8 x 7'10

FLAT 4

Living Room/Kitchen	20'11 x 14'5
Master Bedroom	11'7 x 14'10
Bedroom Two	11'8 x 9'2
Bathroom	5'8 x 8'

FLAT 5

Living Room/Kitchen	19'5 x 11'7
Master Bedroom	11'3 x 13'
En-Suite	5'8 x 8'
Bedroom Two	12'4 x 8'8
Bathroom	7'6 x 5'9

FLAT 6

Living Room/Kitchen	14'5 x 20'2
Master Bedroom	11'2 x 11'9
En-Suite	3'8 x 8'1
Bedroom Two	16'1 (max) x 11'5
Bathroom	8'3 x 5'9

FLAT 7

Living Room/Kitchen	19'7 x 11'9
Master Bedroom	13' x 11'5
En-Suite	8'1 x 7'5
Bedroom Two	12'4 x 8'8
Bathroom	5'8 x 7'5

FLAT 8

Living Room	17'12 x 10'10
Kitchen	13'4 x 6' (min)
Master Bedroom	17'2 x 9'8
En-Suite	8'8 x 4'6
Bedroom Two	13' x 9'8
Bathroom	5'8 x 7'4



SECOND FLOOR



FLAT 9

Living Room	14'11 x 14'
Kitchen	10'6 x 13'5 (max)
Master Bedroom	10'5 x 13'5 (max)
Bathroom	6'11 x 6'3

FLAT 10

Living Room/Kitchen	20'2 x 14'5
Master Bedroom	20'3 (max (14'10 min)) x 11'7
Bedroom Two	11'8 x 9'3
Bathroom	5'9 x 7'11

FLAT 11

Living Room/Kitchen	19'5 x 11'11
Master Bedroom	11'3 x 13'
En-Suite	5'9 x 8'
Bedroom Two	12'4 x 8'8
Bathroom	7'6 x 5'9

FLAT 12

Living Room/Kitchen	14'5 x 20'2
Master Bedroom	11'2 x 11'10
En-Suite	3'10 x 8'1
Bedroom Two	16'1 x 11'5
Bathroom	8'4 x 5'8

FLAT 13

Living Room/Kitchen	11'11 x 19'5
Master Bedroom	13' x 11'5
En-Suite	5'9 x 7'9
Bedroom Two	12'4 x 8'8
Bathroom	5'9 x 7'5

FLAT 14

Living Room	10' x 17'11
Kitchen	7'7 x 13'5
Master Bedroom	9'9 x 17'3
En-Suite	4'5 x 8'8
Bedroom Two	9'9 x 12'11
Bathroom	5'9 x 7'2



KITCHENS

- High specification handleless fitted designer units
- Stone Worktops
- Fully integrated Smeg appliances: stainless steel oven; Induction hob; built in extractor hood; dishwasher; fridge/freezer; washer/dryer & built in microwave
- Glass splashback
- Feature lighting under wall units

**BATH AND ENSUITE
SHOWER ROOMS**

- Bath with thermostatic shower mixer and glazed screen
- Large shower enclosure to en suites
- Contemporary ceramic tiling
- Chrome towel rail

GENERAL FEATURES

- Underfloor heating to the ground floor and first floor units
- Modern Electric Radiators in the 2nd floor units
- Private outside space to all apartments

FIXTURES AND FITTINGS

- Contemporary doors with satin chrome handles
- Sky+, TV and telephone outlets to living room
- TV outlets to all bedrooms
- Pre-wired with BT

FLOORING

Ground Floor units -

- Premium porcelain floor tiles to Dining room/kitchen and hallway

First & Second floor units -

- Hardwood flooring in Living room/ dining room & Hallway.

Bedrooms -

- Carpeted in a warm neutral colour (as an extra cost)

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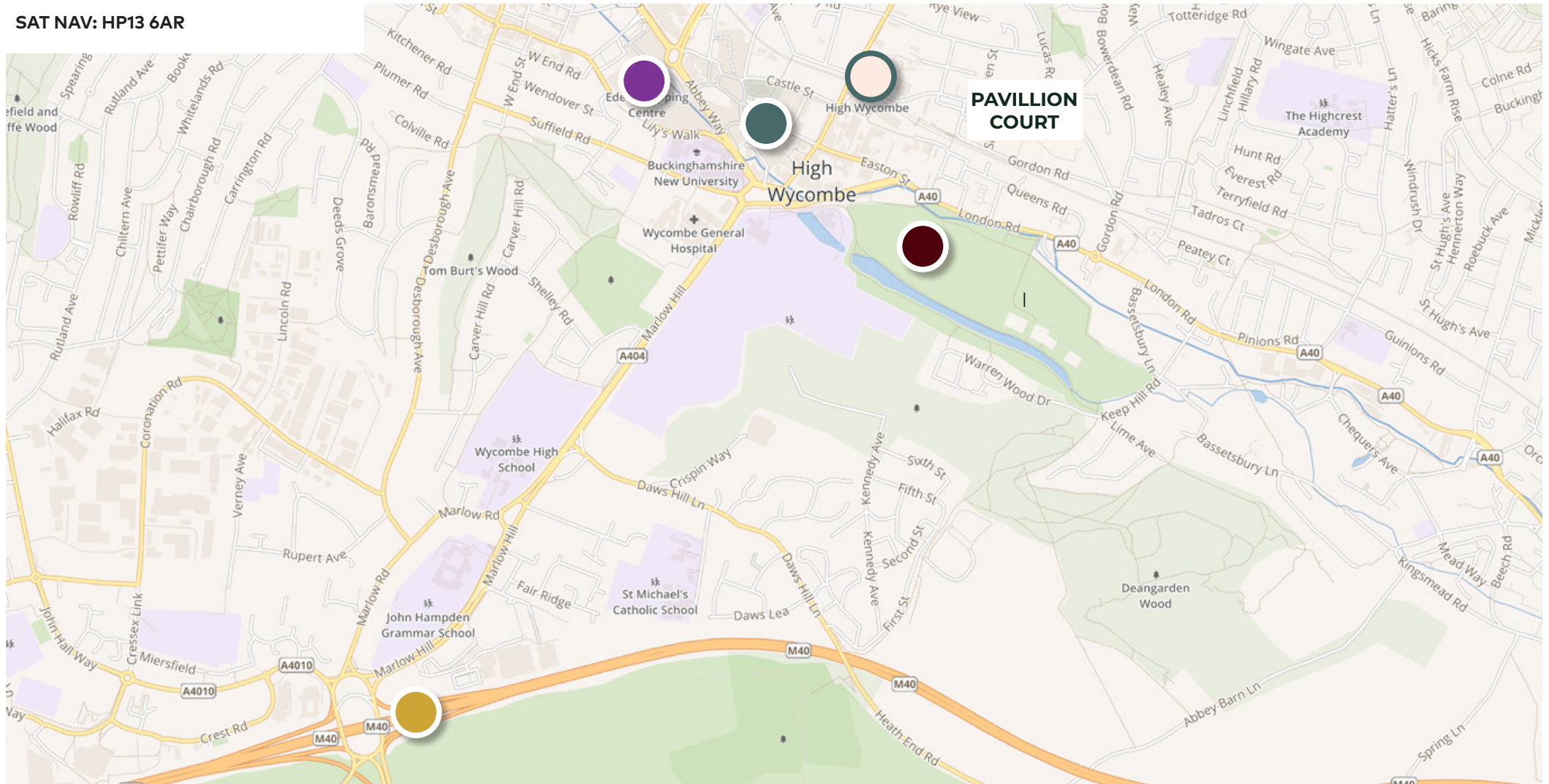
- Smooth finish to all walls and ceilings, painted in white emulsion
- White satinwood finish to doors and woodwork

SECURITY AND WARRANTIES

- 10 Year Advantage Warranty
- Comprehensive induction with Customer Service Manager



SAT NAV: HP13 6AR



PAVILLION COURT



TRAIN STATION
9 MINUTES WALK



HIGH WYCOMBE TOWN CENTRE
½ MILE



EDÉN SHOPPING CENTRE
¾ MILE



THE RYE
2 MIN WALK



JUNCTION 4
5 MIN DRIVE

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KINGSHILLS ESTATE AGENTS

EXCEPTIONAL SERVICE **AS STANDARD.**

ASTON COURT | KINGSMEAD BUSINESS PARK | HIGH WYCOMBE | BUCKINGHAMSHIRE | HP11 1JU

T. 01494 939868 | E. HELLO@KINGSHILLS.CO.UK

KINGSHILLS.CO.UK

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