



101 Windsor Drive
High Wycombe

TIM RUSS
& COMPANY



101 Windsor Drive
High Wycombe
Buckinghamshire
HP13 6BQ

- TWO DOUBLE BEDROOMS
- LARGE SITTING/DINING ROOM
- FULLY FITTED SEPARATE KITCHEN
- WELL EQUIPPED BATHROOM
- ALLOCATED PARKING
- BALCONY
- WELL MAINTAINED GROUNDS

£200,000

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The Property

Offered for sale with no onward chain, an ideal first time purchase, is this well presented two double bedroom first floor apartment. Situated in this convenient and popular location, with easy access to High Wycombe town centre and railway station.

The property offers generous sized living accommodation throughout to include spacious and welcoming entrance hall, two double bedrooms (bedroom two with access to balcony), served by the fully fitted family bathroom, generous sitting/dining room with door to separate fully fitted kitchen with a range of base and wall units and integrated appliances.

To the outside you will find the well maintained communal gardens and allocated parking.

Ground Rent Annually: £70.00

**Service Charge (to include Buildings Insurance)
Annually: £980.00**

Location

The property is ideally situated within walking distance to the main line station providing a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes.

High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre.

For families there are a number of highly regarded schools in the area, notably the nearby Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls).

The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25.

At Handy Cross is the hub development which includes a state of the art leisure centre and full size Waitrose.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Directions

Post code for Sat Nav: **HP13 6BQ**

Viewings

Strictly by appointment only.

Additional Information

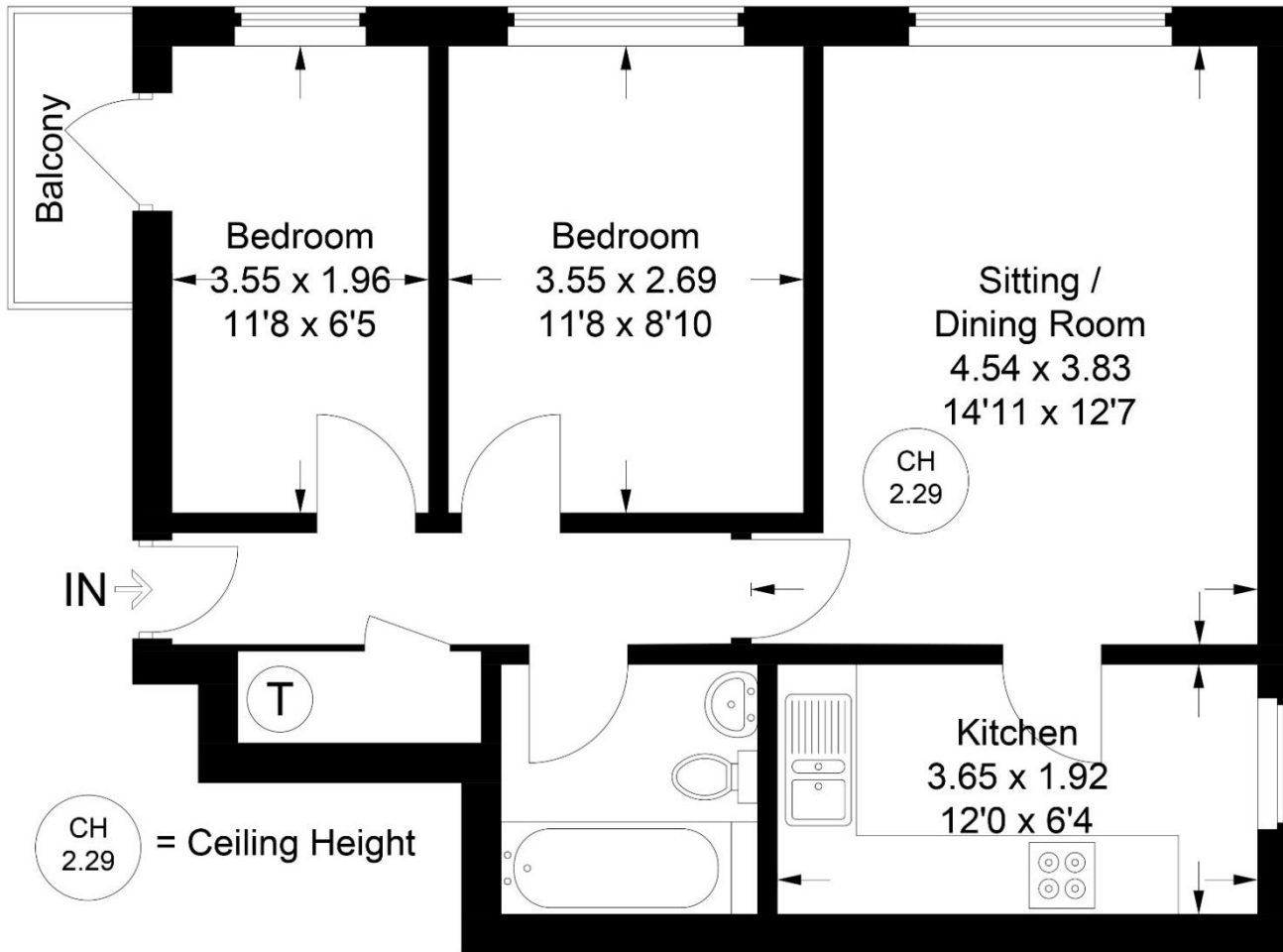
Council Tax Band: B

Tenure: Share of the Freehold

Ref: HTR2131

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





101 Windsor Drive, HP13 6BQ

Approximate Gross Internal Area = 51.1 sq m / 550 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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.



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