

LEASEHOLD



101 WINDRUSH DRIVE, HIGH WYCOMBE,
BUCKINGHAMSHIRE, HP13 7TR



**Rye
View**
HOMES

Guide Price

£195,000

RyeView Homes are pleased to present to the market this one bedroom top floor apartment situated in a modern development to the North East of the town centre and mainline railway station.

The property comprises of communal front door with security entry phone system, spacious living area, double bedroom, bathroom and fitted kitchen. The apartment further benefits from a balcony and off street parking.

The accommodation in more detail comprises (all measurements being approximate only):

Entrance Hall

Door from communal entrance hall.

Sitting Room/ Dining Room

14'86" x 13'

Spacious sitting/dining room with balcony, wooden flooring, radiator, double glazed patio doors leading to balcony, open plan access to kitchen.

Kitchen

9' x 8'2"

Newly fitted kitchen providing a range of wall and base level

FEATURES

- One Bedroom Apartment
- Gas Central Heating
- Entry Phone System
- Private Balcony
- Close To Local Amenities
- Top Floor
- Double Glazing
- Communal Gardens
- Off-Street Parking Available
- Ideal First Time Buy or Buy To Let Investment

units, stainless steel sink with mixer tap, integrated oven and gas hob with overhead extractor fan, all around tiled walls, tiled flooring and double glazed window to side aspect.

Bathroom

6'11" x 5'7"

The bathroom comprises of a three piece white suite, comprising of a low level wc, pedestal wash hand basin, bath with overhead shower, tiling to water sensitive areas and tiled flooring.

Bedroom

11'4" x 9'8"

Double bedroom, wood flooring, radiator, storage cupboard, and double glazed window to side aspect.

OUTSIDE

Balcony

Paved balcony with far reaching views.

Parking

Off Street residents parking available.

Tenure

Leasehold

Lease

Advised by vendor: 172 years remaining

Service Charge

Advised by vendor: £144.56 PCM

Ground Rent

Advised by vendor: Zero

Viewing

Strictly by appointment only.

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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Windrush Drive High Wycombe

Approximate Gross Internal Area
51.2 sq m / 551 sq ft

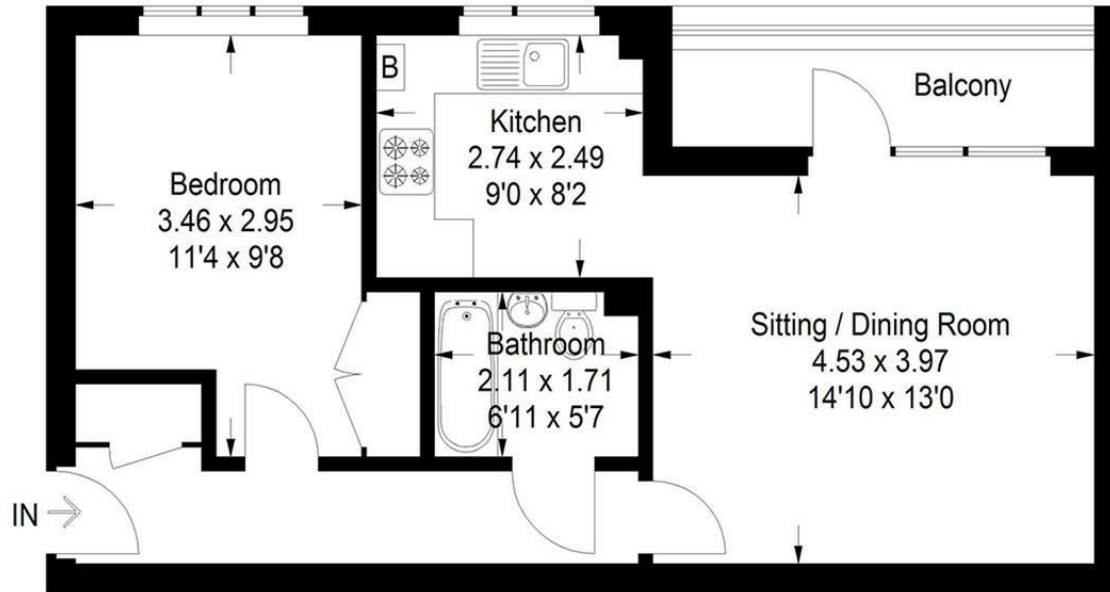


Illustration for identification purposes only, measurements are approximate, not to scale.

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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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