



Windrush Drive, High Wycombe, Buckinghamshire, HP13 7TR

A spacious ground floor apartment in popular location.

| Lower Ground Floor Apartment | Situated on the East Side of High Wycombe | Communal Hall with Entry System | Entrance Hall | Lounge/Dining Room with Balcony | Modern Kitchen | Two Good Size Bedrooms | Bathroom | Gas Central Heating | Double Glazed Windows | Residents Parking | No Onward Chain - Viewing Recommended |

Situated on the east side of High Wycombe, a good size ground floor apartment which has two generous size bedrooms, a bathroom and a lounge which opens to the kitchen and a private balcony. The property further benefits from secure entry system, gas central heating and double glazed windows and is offered with no onward chain. Viewing recommended.

Price... £225,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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	
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated in a popular residential location which has local amenities which cater for most day to day needs, Public transport runs close by with bus stops within easy walking distance allowing easy access to the town centre & station. There are a number of major supermarkets all within easy reach and the extensive town centre facilities are all accessible.

DIRECTIONS

Leave High Wycombe on the A40 London Road and on reaching the second roundabout turn left into Hatters Lane. Ascend the hill and take the third turning on the right at the church into Windrush Drive. The property will be found a short way along on the right hand side.

ADDITIONAL INFORMATION

Leasehold; We are informed that there is 107 Years remaining on the lease: Service Charge; £1836.00 Per annum: Ground Rent; £200.00 Per annum

COUNCIL TAX

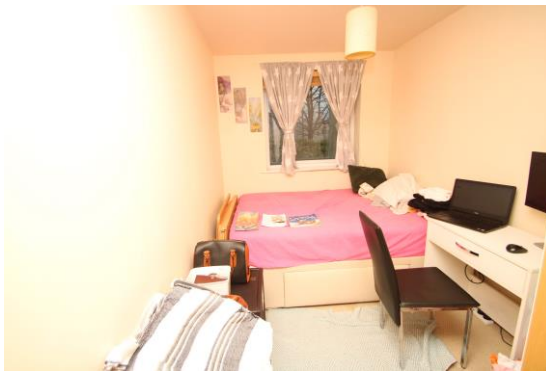
Band C

EPC RATING

C

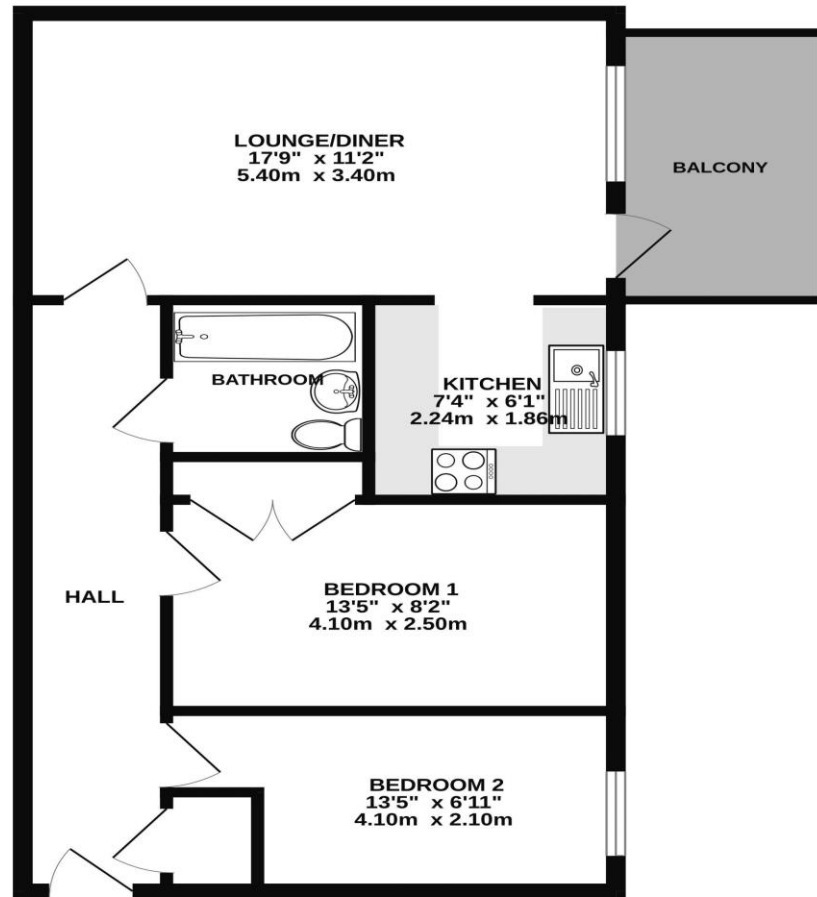
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.

GROUND FLOOR



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