

A three-story brick building with a mix of red and light-colored bricks. It has multiple windows, some with white frames and some with light-colored curtains. A central entrance is visible. The building is surrounded by a green lawn and a paved path. A tree is on the left, and a satellite dish is on the right. The sky is clear and blue.

Windsor Drive, High Wycombe, Buckinghamshire, HP13 6BJ

A well-presented two-bedroom ground floor apartment convenient for the town centre and train station.

| Ground Floor Apartment | Close to Town & Station | Communal Entrance | Entrance Hall | Living Room | Kitchen | Two Double Bedrooms | Bathroom | Double Glazing | Electric Heating | Allocated Parking and Private Storage Cupboard | Communal Gardens | Viewing Recommended |

A well-presented ground floor apartment in a popular development to the North of High Wycombe offering convenient access to the town centre and train station. Opposite the highly regarded Royal Grammar school and close to amenities the accommodation briefly comprises; communal entrance, entrance hall. living room, kitchen, two double bedrooms, bathroom, double glazing, electric heating, allocated parking with private storage cupboard, communal gardens. Viewing recommended.

Price... £199,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	61	61
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

The property is located just 1 mile from the train station and town centre and has a variety of localised shops close by which cater for most day-to-day needs. The town centre is easily accessible and provides a vast array of shopping, entertainment and hospitality venues as well as a mainline rail link to London, Oxford and Birmingham. Convenient for both junctions 3 & 4 of the M40.



DIRECTIONS

From our office in Crendon Street ascend the hill and continue on the A404 Amersham Hill to the brow of the hill. Go straight through the first set of traffic lights and at the next set of traffic lights turn right into Arnison Avenue and first right again into Windsor Drive.



ADDITIONAL INFORMATION

Leasehold; 949 Years remaining: Service Charge; £895.00 Per annum: Ground Rent; £70.00 Per annum.



COUNCIL TAX

Band B

EPC RATING

D

MORTGAGE

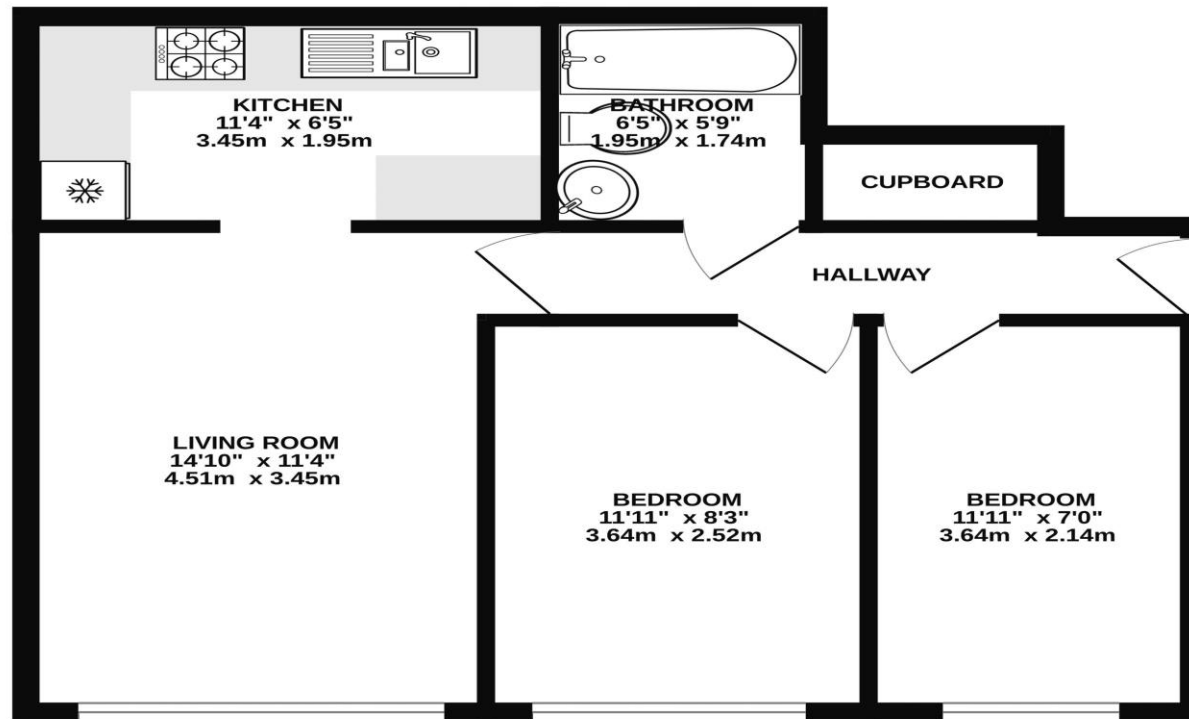
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon 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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