



**Connells**

Windrush Drive  
High Wycombe



### Property Description

This well-presented upper-floor one-bedroom apartment on Windrush Drive is an ideal first home, offering modern, low-maintenance living in a popular and well-connected area of High Wycombe.

The apartment features a bright open-plan kitchen and living space, perfect for everyday living and entertaining, with doors opening onto a private balcony—a great spot to relax after work or enjoy a morning coffee. Designed with practicality in mind, the layout is both stylish and easy to maintain.

The property further benefits from an excellent 172-year lease, offering long-term peace of mind, as well as an allocated parking space, removing the stress of on-street parking.

High Wycombe town centre and mainline train station are approximately 1.04 miles away, making commuting straightforward, while local schools, shops, and bus routes are all close by.

Offered for sale via the Modern Method of Sale (terms and conditions apply), this apartment represents a fantastic opportunity for first-time buyers looking to step onto the property ladder with confidence.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

## Living / Dining Room

15' 11" max x 13' 1" max (4.85m max x 3.99m max)

## Kitchen

8' 10" max x 8' 1" max (2.69m max x 2.46m max)

## Bedroom

14' max x 9' 8" max (4.27m max x 2.95m max)

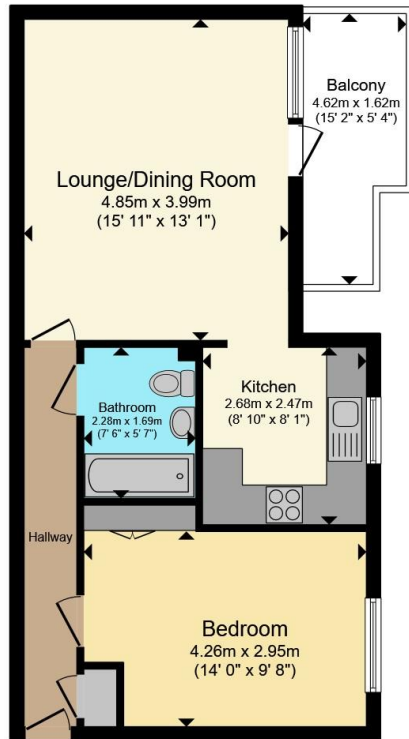
## Bathroom

7' 6" max x 5' 7" max (2.29m max x 1.70m max)

## Balcony

15' 2" max x 5' 4" max (4.62m max x 1.63m max)





Total floor area 49.3 m<sup>2</sup> (531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax Band: B

Service Charge: 1896.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313637](http://connells.co.uk/Property/WYC313637)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Jul 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WYC313637 - 0004