



Connells

Windrush Court Windrush Drive
High Wycombe

Windrush Court Windrush Drive High Wycombe HP13 7UL

for sale
£235,000



Property Description

This well-presented first-floor, two-bedroom apartment offers spacious, low-maintenance living in a quiet cul-de-sac, making it an ideal purchase for first-time buyers, downsizers, or investors. Enjoying far-reaching valley views and access to a large communal garden, the property combines comfortable accommodation with excellent long-term value.

The apartment features a bright and spacious living/dining room, ideal for relaxing and entertaining, while a separate fitted kitchen provides practical storage and workspace. A modern combi boiler ensures efficient heating and hot water. There are two well-proportioned bedrooms, complemented by a family bathroom comprising a shower cubicle, WC and wash hand basin.

Residents can enjoy the well-maintained communal gardens with attractive valley views. The property also benefits from an allocated parking space, visitor parking and ample on-street parking.

A particular highlight is the exceptional 957-year lease, providing long-term peace of mind. Conveniently located close to local amenities, schools and transport links, the apartment also offers easy access to the M40 junction, making it ideal for commuters.

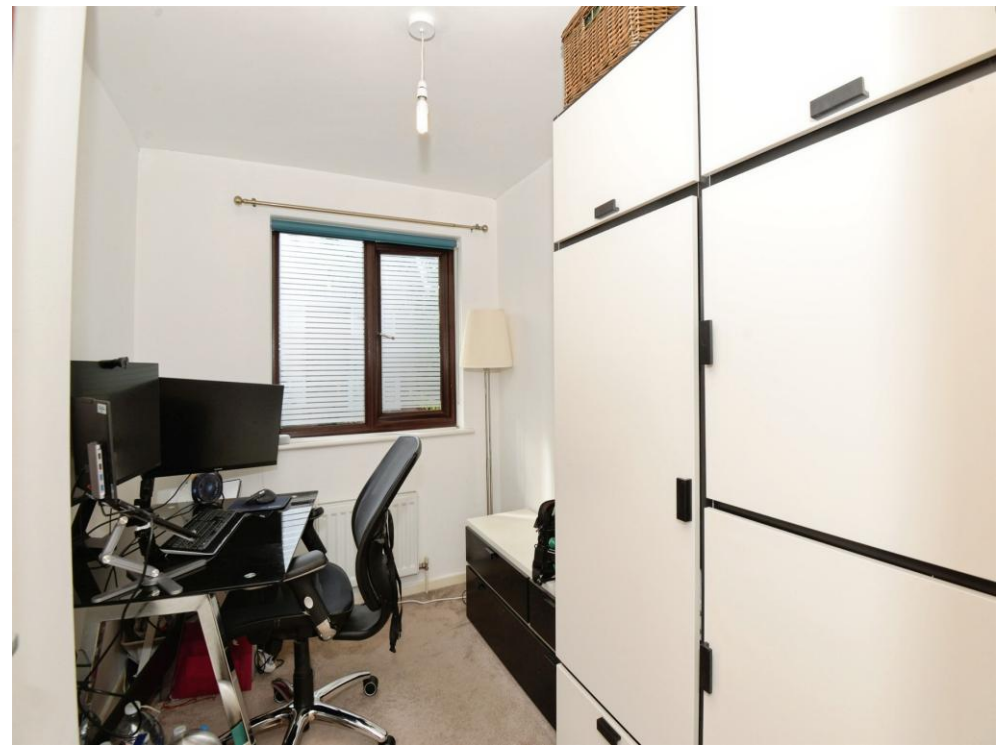
Offering spacious accommodation, stunning views, excellent parking and an enviable lease length, this attractive apartment represents a fantastic opportunity for a wide range of buyers.

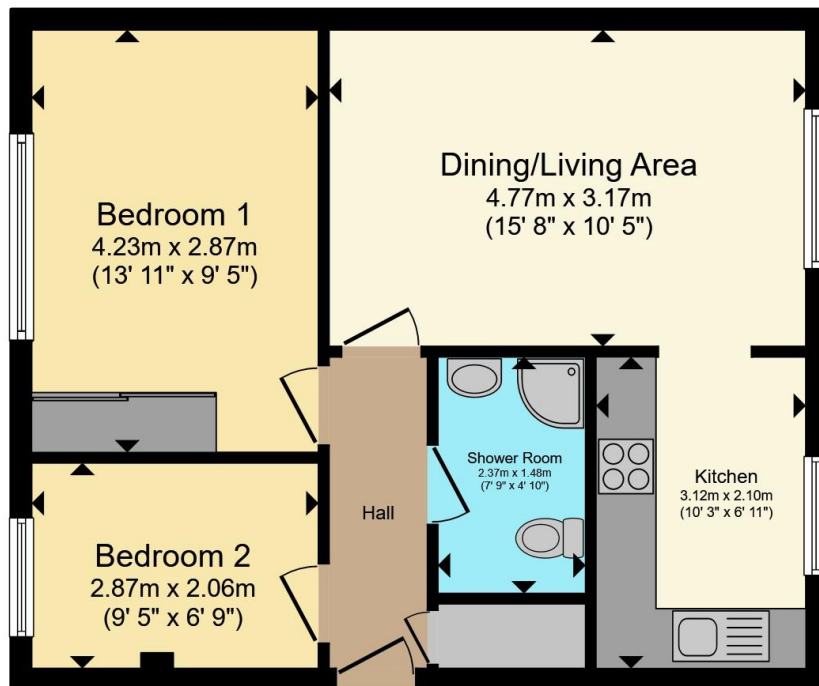
Agents Note:

AML Fee - Purchasers

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







1st Floor

Total floor area 49.5 m² (533 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

Connells

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: C

Service Charge:
1600.00

Ground Rent:
150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Sep 1984. 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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