



**Connells**

Windsor Drive  
High Wycombe





### Property Description

Connells are delighted to bring to the market this purpose-built apartment, offered with no onward chain. 143 years lease on completion.

The accommodation comprises a communal entrance, private entrance hall with storage cupboard, a spacious living room open-plan to the kitchen, two well-proportioned bedrooms, and a fully tiled bathroom.

Further benefits include attractive communal grounds and residents' parking, making this an ideal purchase for first-time buyers, downsizers, or investors alike.

Situated within the popular Windsor Drive development, the property enjoys a convenient location within easy reach of the mainline railway station, town centre, and a variety of local schools and amenities.

### Agents Note

The current lease has 48 years remaining. The vendor has advised that the lease will be extended on completion and will have a 143 year lease.

### Entrance Hall

### Reception Room

15' max x 9' 11" max (4.57m max x 3.02m max)

### Kitchen

12' 2" max x 6' 4" max (3.71m max x 1.93m max)

### Bedroom One

11' 7" max x 8' 8" max (3.53m max x 2.64m max)

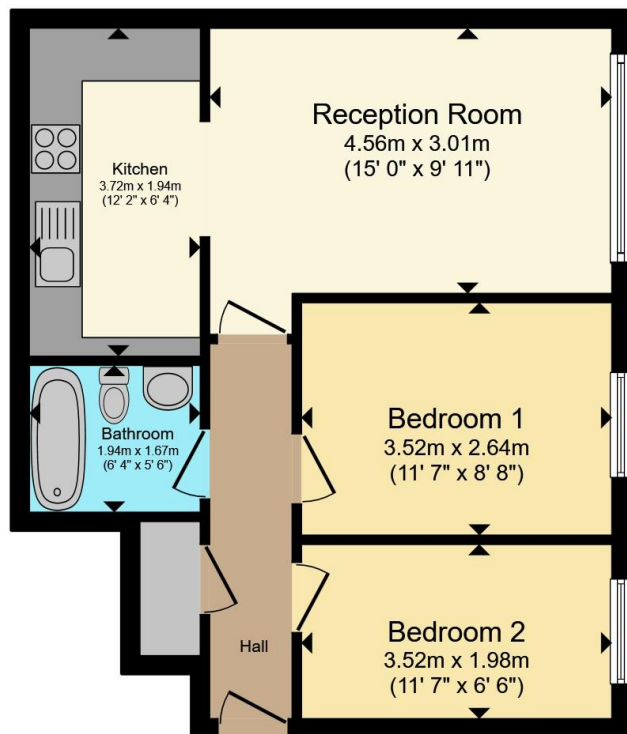
### Bedroom Two

11' 7" max x 6' 6" max (3.53m max x 1.98m max)

### Bathroom

5' 5" max x 5' 5" max (1.65m max x 1.65m max)

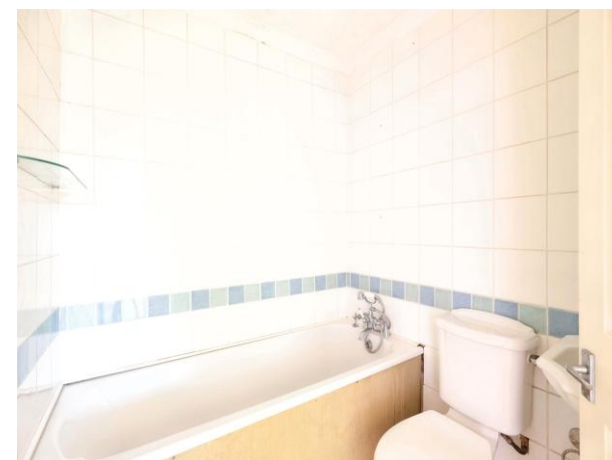




Total floor area 48.2 m<sup>2</sup> (519 sq.ft.) approx

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)

**Connells**



To view this property please contact Connells on

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1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax  
 Band: B

Service Charge:  
 1088.00

Ground Rent:  
 70.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC311884](http://connells.co.uk/Property/WYC311884)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1974. 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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