



Offers In Excess Of **£240,000**

*Leasehold*



Hurst are please to bring to market, this well-presented two-bedroom GROUND FLOOR apartment is offered to the market with a LONG LEASE and is in good condition throughout. Ideally suited to commuters, the property is within a short drive of

Junction 3 of the M40 and High Wycombe mainline railway station, providing convenient access to London. The accommodation comprises; entrance hall, sitting/ dining room with doors leading out to the tucked away communal gardens, modern fitted kitchen, two bedrooms and family bathroom. The property further benefits; gas central heating, UPVC double glazing and an allocated parking space with visitor bays available. An internal viewing is advised.

Leasehold information:

- Lease length: 999 year lease with 990 years remaining.

- Service Charge: £1,656.00 per annum.

- Ground Rent: £70.00 per annum

- GROUND FLOOR APARTMENT
- LONG LEASE REMAINING (990 YEARS)
- IDEAL PURCHASE FOR FIRST TIME BUYERS
- UPVC DOUBLE GLAZING
- CUL-DE-SAC LOCATION
- GOOD ACCESS TO TOWN & TRAIN STATION
- ALLOCATED PARKING AND VISITOR BAYS
- INTERNAL VIEWING ADVISED



**1 Windrush Court, High Wycombe, Bucks, HP13 7UL**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

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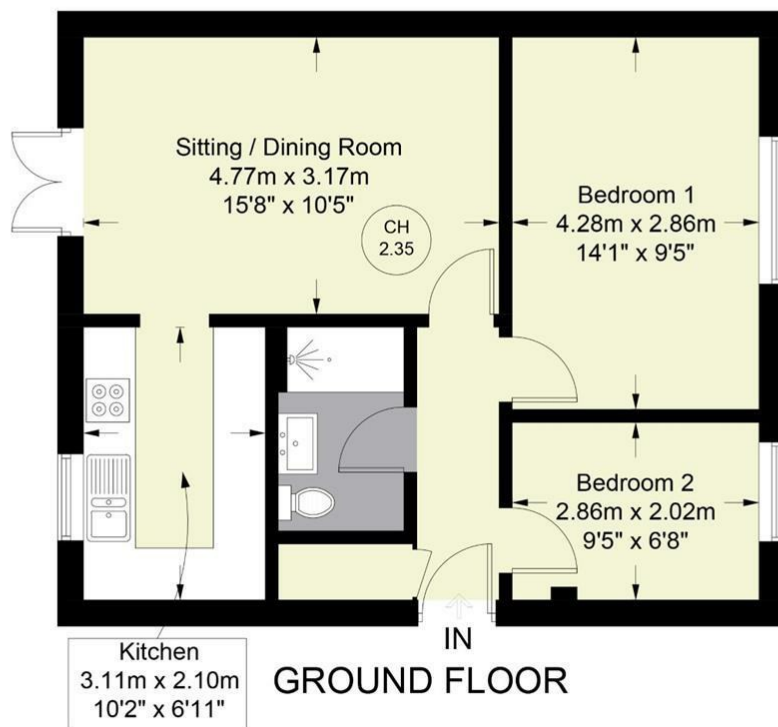
EPC Rating: 73

## Windrush Court

Approximate Gross Internal Area = 549 sq ft / 51.0 sq m



CH 2.35 = Ceiling Height



GROUND FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Estate Agents  
**Hurst**

