



41 Windrush Court, High Wycombe, Buckinghamshire, HP13 7UL

In Excess of £195,000

41 Windrush Court

High Wycombe

- A Well Presented First Floor Apartment
- Quiet Location To North East Of High Wycombe
- Entrance Hall, Living Room With Far Reaching Views
- Two Double Bedrooms, Modern Kitchen & Shower Room
- Double Glazing, Electric heating, Communal Gardens
- Allocated And Visitors Car Parking

Approximately 1.5 miles from High Wycombe centre with local shops and buses to the town pass close by. Town centre offering 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. The town offers extensive shopping facilities, numerous restaurants and leisure facilities to include a cinema, theatre and bowling alley. Surrounding countryside is close by with the large Kingsmead and Rye parks about a 5 minute drive. Two M40 junctions are less than 10-minute drive

Council Tax band: C

Tenure: Leasehold. 88 years remaining. Service Charge £1105.01 Per annum. Ground Rent £160.00 Per annum.

EPC Energy Efficiency Rating: C



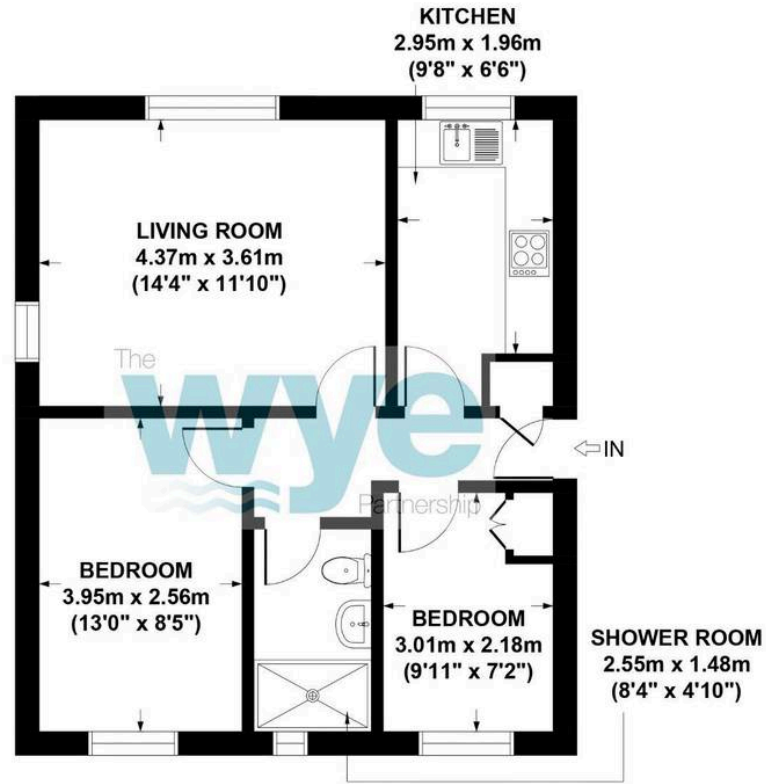
41 Windrush Court

High Wycombe

A well presented two bedroom first floor apartment in a quiet location to the North East of High Wycombe

A spacious and well presented first floor apartment in a quiet location to the East of High Wycombe. Offering convenient access to the town centre and M40 at J3 & J4. In brief the accommodation comprises; communal entrance, entrance hall, modern kitchen, bright and airy double aspect living room with excellent views, two double bedrooms, modern shower room, electric heating, double glazing, allocated & visitors car parking, communal gardens.





GROSS INTERNAL
FLOOR AREA 50 SQ M / 538 SQ FT

41 WINDRUSH COURT, HIGH WYCOMBE, HP13 7UL
APPROX. GROSS INTERNAL FLOOR AREA 50 SQ M / 538 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

