



Windsor Drive, High Wycombe, Buckinghamshire, HP13 6BQ

A two bedroom top floor apartment in a popular development to the North of High Wycombe.

| Top Floor apartment | Requiring Modernisation Throughout | Communal Entrance | Entrance Hall | Living Room | Kitchen | Two Bedrooms | Bathroom | Balcony | Under Croft Allocated Parking & Storage Cupboard | Communal Gardens | Share of Freehold | No Onward Chain |

A top floor apartment in a popular development to the North of High Wycombe with far reaching valley views. Offering convenient access to the town centre and train station the property requires modernisation throughout. In brief the accommodation comprises; communal entrance, entrance hall, living room, kitchen, two bedrooms, bathroom, balcony, undercroft allocated parking and private storage cupboard, communal gardens. No onward chain and share of the freehold.

Price... £169,950

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		80
(69-80)	D	68	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

WWW.EPCAL.COM



LOCATION

The property is located just 1 mile from the train station and town centre and has a variety of localised shops close by which cater for most day to day needs. The town centre is easily accessible and provides a vast array of shopping, entertainment and hospitality venues as well as a mainline rail link to London, Oxford and Birmingham.

DIRECTIONS

From our office in Crendon Street ascend the hill and continue on the A404 Amersham Hill to the brow of the hill. Go straight through the first set of traffic lights and at the next set of traffic lights turn right into Arnison Avenue and first right again into Windsor Drive.

ADDITIONAL INFORMATION

The lease is currently being extended to 999 Years with a share of the Freehold: Service Charge; £895.00 Per annum: Peppercorn Rent.

COUNCIL TAX

Band B

EPC RATING

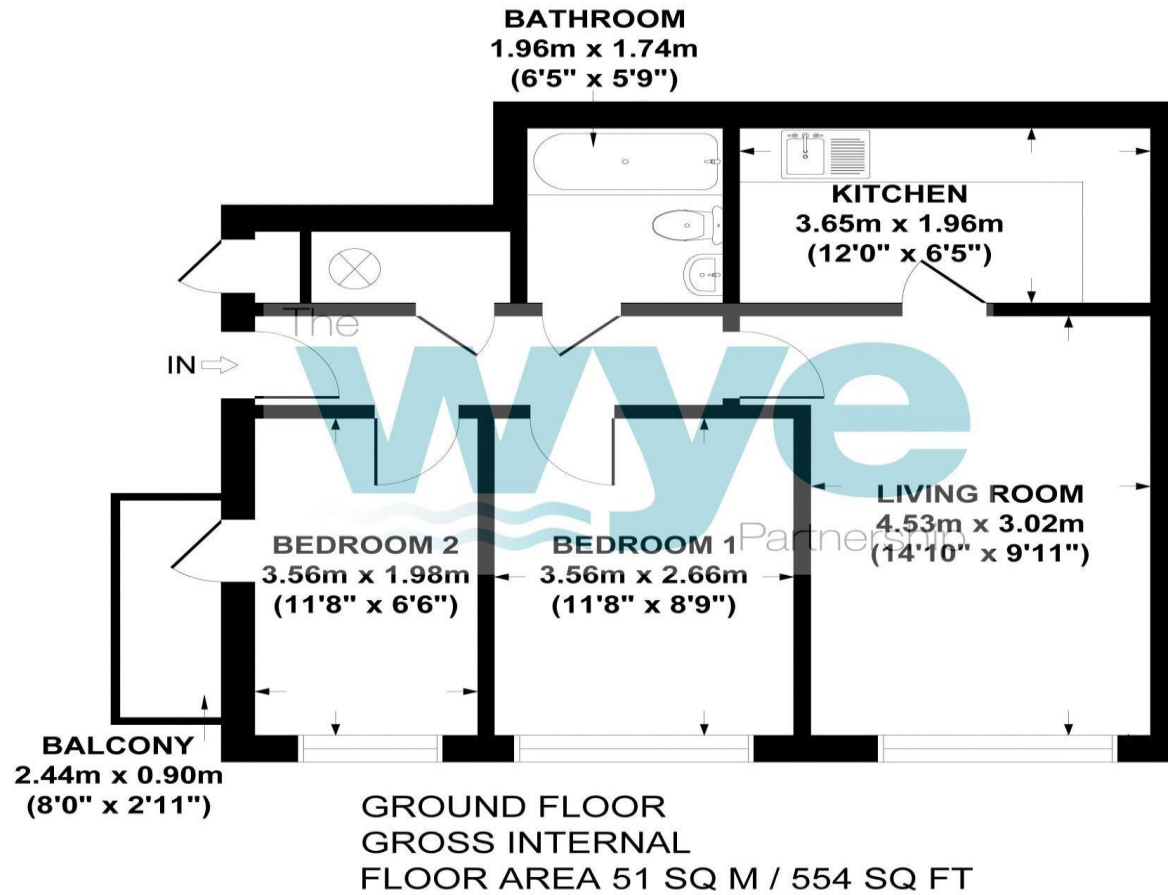
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MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





WINDSOR DRIVE, HIGH WYCOMBE, HP13 6BQ
APPROX. GROSS INTERNAL FLOOR AREA 51 SQ M / 554 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership