



70 Windsor Drive, High Wycombe, Buckinghamshire, HP13 6BL - £169,950

We are pleased to offer for sale this one bedroom first floor apartment situated in a sought-after development to the North side of High Wycombe.

Communal Entrance Hall | Stairs To First Floor | Private Entrance Lobby | Entrance Hall | Lounge | Separate Kitchen | Double Bedroom | Balcony/Outside Lobby | Some Replacement Electric Heaters | Double Glazed Windows | Allocated Car Parking | Communal Gardens | Remainder of 999 Lease | No Upper Chain | Quiet Location | Leasehold With Share of Freehold | Excellent First Time Or Investment Purchase | A Degree Of Updating Is Required Hence The Realistic Asking Price |

We are pleased to offer for sale this one bedroom first floor apartment situated in a sought-after quiet development to the North side of High Wycombe. The property has double glazed windows, some replacement wall mounted electric heaters, separate kitchen, private outside balcony/lobby, double bedroom and bathroom. The property does require some updating hence the realistic asking price. Externally there is allocated car parking and the gardens are well kept, communal and for the use and enjoyment of the residents alone. To be sold with no upper chain, the property is held on the remainder of a 999 year lease with share of freehold. We hold keys for early viewing.

Price... £169,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Just under 1.5 miles North of town, well placed for the Amersham Road. Local shops are close to hand as are buses to High Wycombe centre which provides comprehensive shopping facilities and 23 minute London trains as well as direct connections to Oxford and Birmingham. M40 motorway access to junctions 3 and 4 are a 10 minute drive..

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

Leasehold with Share of Freehold: 950 Years remaining: Service Charge; £900.00 Per annum: Ground Rent; £70.00 Per annum

COUNCIL TAX

Band B

EPC RATING

D

MORTGAGE

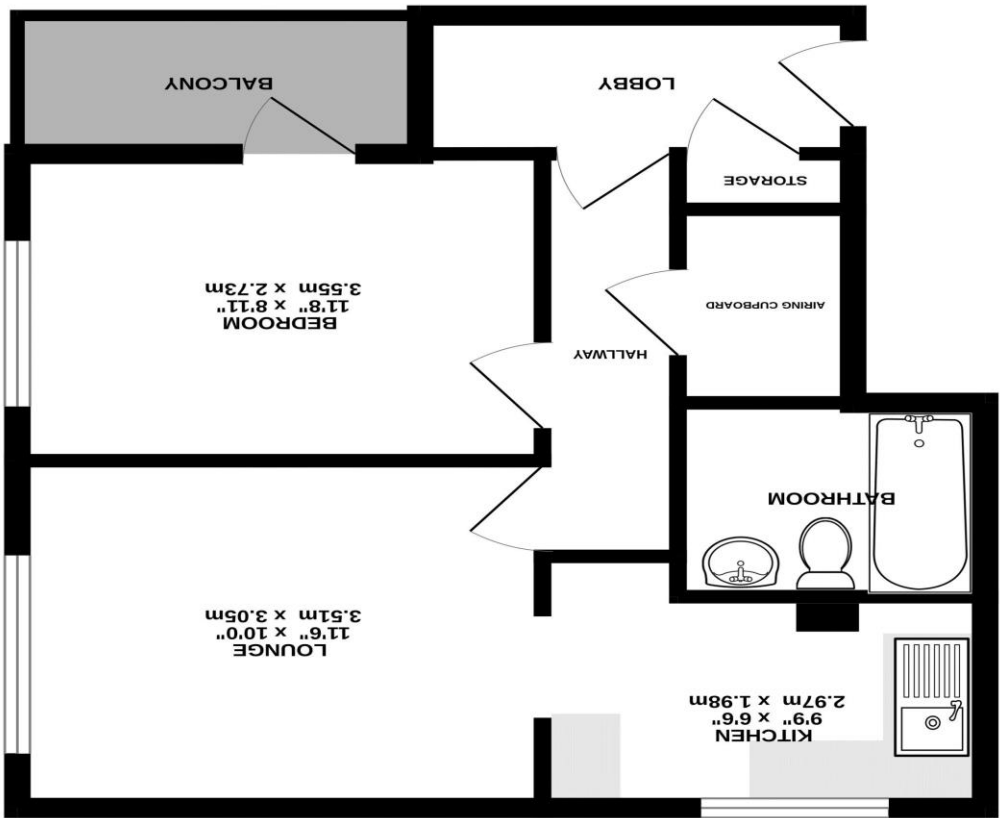
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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



TOTAL FLOOR AREA : 400 sq.ft. (37.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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