



Windrush Court, High Wycombe, HP13 7UL

£185,000

A beautifully refurbished top-floor apartment, offering a rare opportunity to acquire a stylish and light-filled one-bedroom residence within the highly sought-after Windrush Court development. Benefitting from a long lease of approximately 957 years, low ongoing costs, and an allocated parking space, this exceptional home provides an ideal turnkey purchase for first-time buyers, professionals, downsizers, or investors alike.

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Boasting over 400 sq ft, the property has been thoughtfully modernised throughout to create a sophisticated and contemporary living environment. Positioned within a peaceful and well-maintained development, the apartment combines elegant interiors with excellent convenience and connectivity.

The accommodation comprises a welcoming entrance hallway with access to all principal rooms. The bright and spacious 14ft lounge offers an inviting setting for both relaxing and entertaining, enhanced by an abundance of natural light. The adjoining contemporary kitchen is fitted with a comprehensive range of stylish urban-inspired units, premium laminate worktops, and composite double sink with mixer tap, together with space for a washing machine and fridge freezer.

The luxurious bathroom has been finished in a striking contemporary style and features a modern suite with new electric shower & glass shower screen, creating a refined spa-like atmosphere.

The generous principal bedroom provides a calm and comfortable retreat, while additional benefits include gas central heating, a newly installed boiler & new Velux windows.

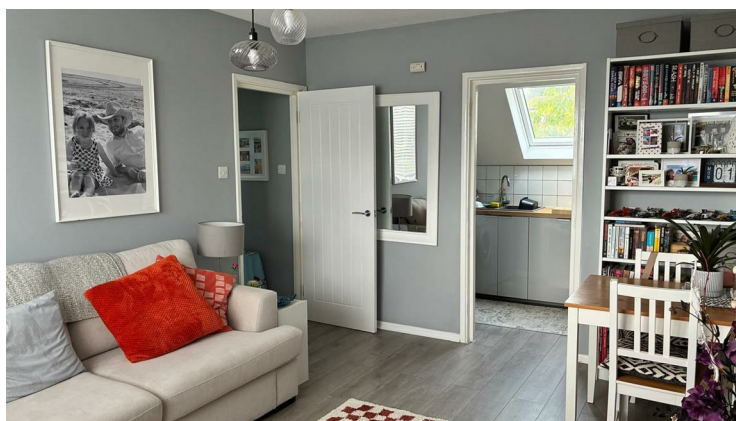
Externally, residents enjoy access to attractive communal gardens and ample communal parking for both residents and visitors, in addition to the allocated parking space.

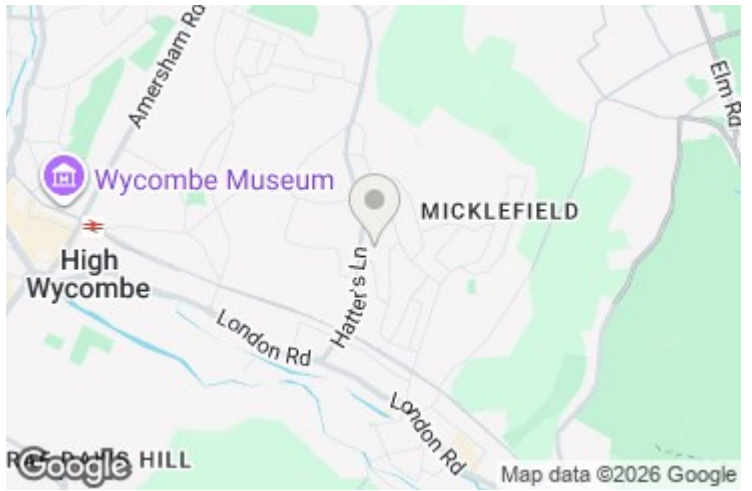
Ideally located for commuters, the property offers easy access to Junction 3 of the M40 and High Wycombe mainline railway station, providing convenient links into London and surrounding areas. A range of local amenities, shops, and everyday conveniences are also within easy reach. Combining modern comfort, smart design, and excellent long-term value, this outstanding apartment is not to be missed. Early viewing is highly recommended.

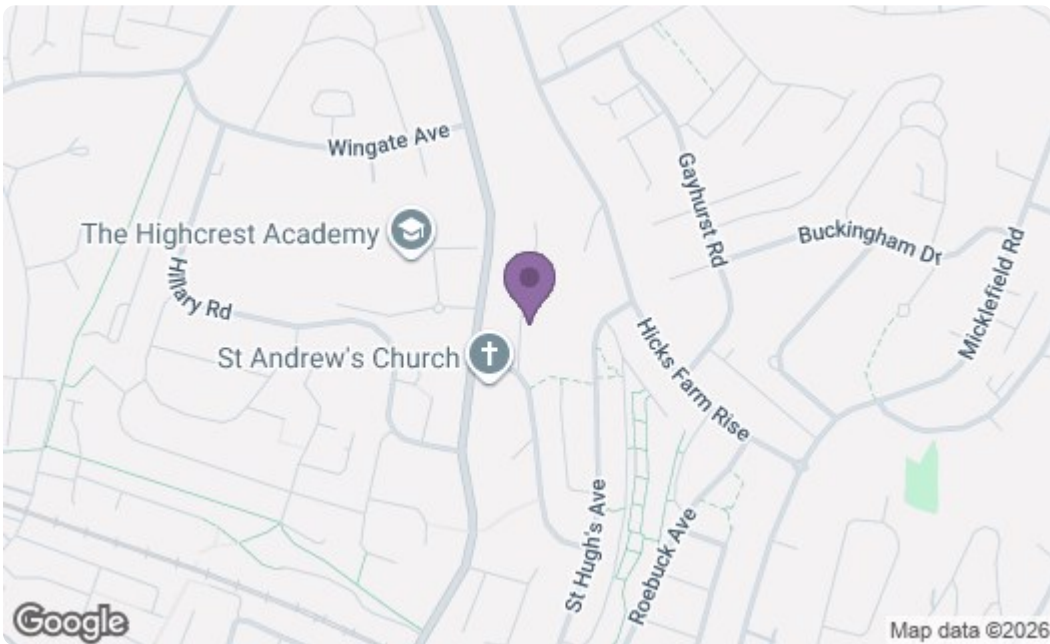
Disclaimer: Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

We understand that the property may be subject to a service charge and/or maintenance charge but have not been able to verify the terms and conditions. We advise that all interested parties should obtain verification and confirmation of any charges through their solicitors or surveyor.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075