



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

Hurst are pleased to offer to market this modern, two bedroom, top floor apartment that offers two double bedrooms and has been well cared for and improved upon by its current owners. This beautifully presented apartment offers spacious accommodation, a loft which is ideal for storage, far reaching views across the valley, comes with a separate kitchen and would make an excellent first time purchase or buy to let investment with a rough rental income of circa £1300 - £1400 PCM. The apartment is also great for those looking to commute to London as junction 3 of the M40 and the mainline railway station at High Wycombe are both a short drive away. The accommodation includes: communal entrance, hallway, open plan lounge/ diner, modern fitted kitchen, two double bedroom and family bathroom. The property also benefits from electric heating, double glazing, relatively low service charges, allocated parking and a lot of communal space too. This property really does have something different to offer that first time buyer and a great way to get onto the property market. An internal viewing is highly recommended.

Lease information including ground rent and review periods, service charges, insurance and maintenance details have been provided by the current owners. As the Estate Agent we do not usually see a copy of the original lease and therefore cannot guarantee the accuracy. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Lease length: 88 years remaining of 125 year lease. Service charge: £1080 per annum.

Ground Rent: £160 per annum. Council Tax Band: C.



FULL FIBRE AVAILABLE IN THE AREA
ALLOCATED PARKING
STUNNING VIEWS ACROSS THE VALLEY
IDEAL FIRST TIME PURCHASE
EXTREMELY WELL CARED FOR
PROPERTY HAS BEEN MODERNISED BY
CURRENT OWNERS
LOFT STORAGE SPACE
LOW SERVICE CHARGE
INTERNAL VIEWING ADVISED
SPACIOUS LOUNGE & SEPARATE KITCHEN





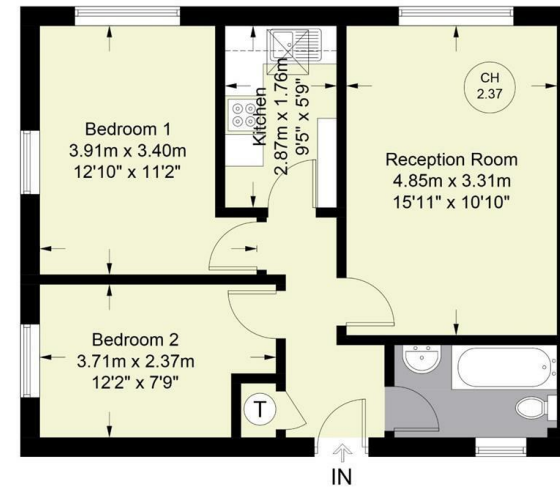


Windrush Court

Approximate Gross Internal Area = 564 sq ft / 52.4 sq m



CH
2.37 = Ceiling Height



SECOND 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.

Hursts
Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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