



# 45 Windsor Drive, High Wycombe, Buckinghamshire, HP13 6BJ

An extremely well presented, bright and spacious two bedroom ground floor apartment offered to the market in immaculate condition throughout.

The property is located in the sought after 'Windsor Drive' development which is situated in a quiet tucked away cul-de-sac within close proximity to amenities including High Wycombe train station, Tesco Express store and local schools including the Royal Grammar School. The

accommodation comprises; entrance hall, living room, modern fitted kitchen, two good size bedrooms (master bedroom with built in wardrobe) and family bathroom. The property further benefits; NEWLY REPLACED UPVC double glazing, UNDERFLOOR HEATING IN HALLWAY & BATHROOM, undercroft allocated parking bay, large private storage cupboard by parking space, ample visitors parking and well maintained communal gardens.

## LEASEHOLD INFORMATION:

- SHARE OF FREEHOLD.
- 999 YEAR LEASE.
- PEPPERCORN GROUND RENT.
- SERVICE CHARGE: £820 PER ANNUM.

**IMMACULATE CONDITION**

**GROUND FLOOR**

**REMAINDER OF 999 YEAR LEASE**

**SHARE OF FREEHOLD**

**UNDERFLOOR HEATING IN HALLWAY &  
BATHROOM**

**UNDERCROFT ALLOCATED PARKING**

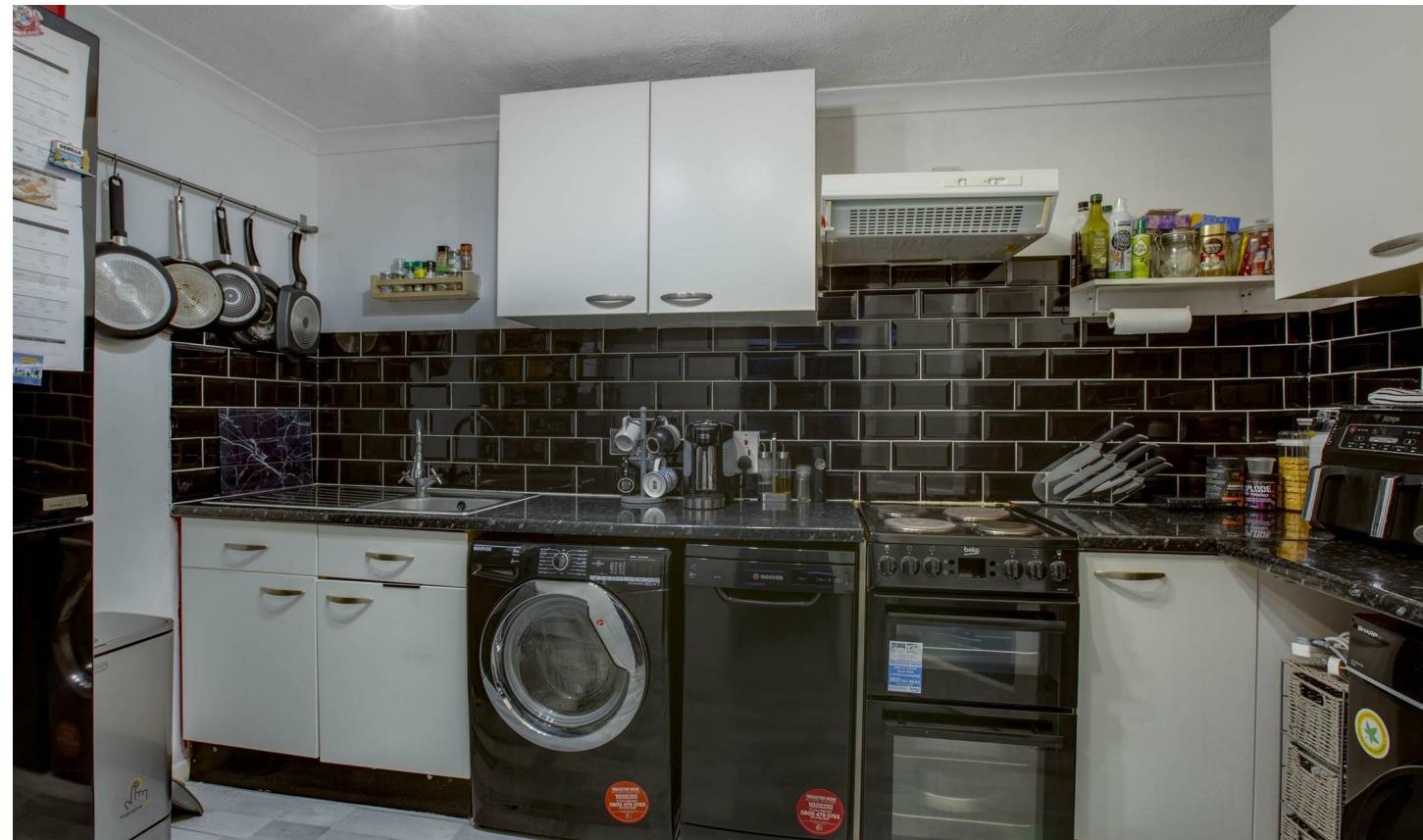
**PRIVATE STORAGE CUPBOARD**

**WALK OF TRAIN STATION**

**QUIET SOUGHT AFTER DEVELOPMENT**

**NEWLY FITTED UPVC DOUBLE GLAZING**







## Windsor Drive

Approximate Gross Internal Area = 543 sq ft / 50.5 sq m

Store = 18 sq ft / 1.7 sq m

Total = 561 sq ft / 52.2 sq m



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.

 **Hurst** Estate Agents

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