



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.

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk