



13 Windsor Drive, High Wycombe, Buckinghamshire, HP13 6BJ

A ground floor one bedroom apartment requiring complete renovation throughout, offering an excellent opportunity for a purchaser to put their own stamp on the property or create an attractive buy to let investment. Set within the highly sought after and quiet Windsor Drive development, the property benefits from well kept communal gardens, allocated undercroft parking and a large brick built storage shed adjacent to the parking space.

The property is approximately one mile from High Wycombe railway station, offering regular direct trains to London Marylebone, with services approximately every 30 minutes and fastest journeys taking around 27 minutes - ideal for commuters.

The accommodation comprises: entrance hall, spacious lounge/diner, fitted kitchen, good size double bedroom and bathroom suite.

The apartment is offered with the remainder of a long 999-year lease, plus low ground rent and service charges. Whilst requiring full refurbishment, the property offers genuine scope to add value. Once renovated, it is expected to achieve approximately £1,000 - £1,050 PCM, making it a fantastic buy-to-let opportunity.

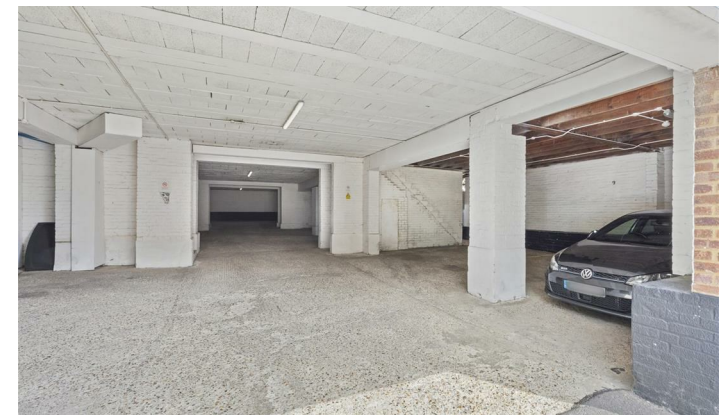
LEASEHOLD INFORMATION:

- Lease length: 999 years from 24 June 1974
- Ground rent: £70 P.A
- Service charge: £1,050 P.A



RENOVATION PROJECT
LONG LEASE - REMAINDER OF 999 YEARS
NO ONWARD CHAIN
UNDERCROFT ALLOCATED PARKING
BRICK BUILT STORAGE SHED
LOW GROUND RENT & SERVICE CHARGES
COUNCIL TAX BAND B
WELL KEPT COMMUNAL GARDENS
UPVC DOUBLE GLAZING
ELECTRIC HEATING







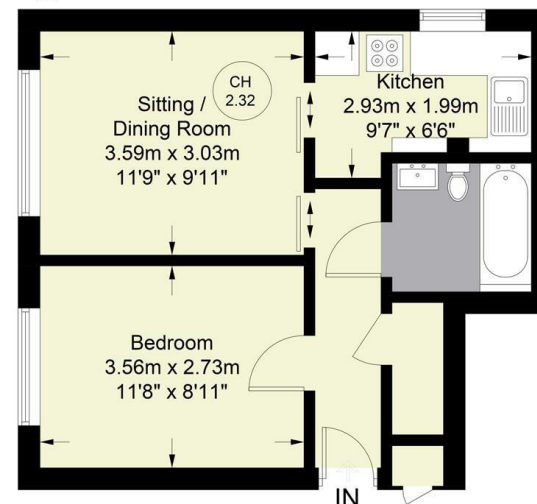
Windsor Drive

Approximate Gross Internal Area = 395 sq ft / 36.7 sq m
(Excluding External Cupboard)



CH
2.32

= Ceiling Height



GROUND FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.

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.

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