

A two-story brick house with a dark tiled roof and multiple dormer windows. The house is surrounded by greenery and a paved driveway. The image is a photograph of a residential property.

41 Windrush Court, High Wycombe, Buckinghamshire, HP13 7UL - £217,500



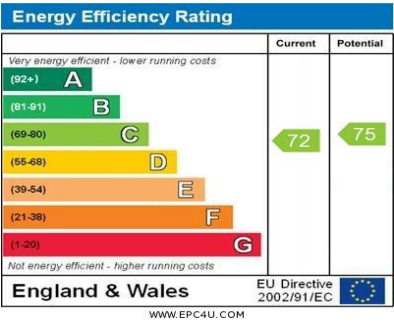
*A well-presented two-bedroom first floor apartment in a quiet location to the North East of High Wycombe.*

| Well presented First Floor Apartment | Communal Entrance | Entrance Hall  
| Living Room With Far Reaching Valley View | Modern Kitchen | Two Double  
Bedrooms | Modern Shower Room | Double Glazing | Electric Heating |  
Allocated And Visitors Car Parking | Communal Gardens |

A spacious and well presented first floor apartment in a quiet location to the East of High Wycombe. Offering convenient access to the town centre and M40 at J3 & J4. In brief the accommodation comprises; communal entrance, entrance hall, modern kitchen, bright and airy double aspect living room with excellent views, two double bedrooms, modern shower room, electric heating, double glazing, allocated & visitors car parking, communal gardens.

**Price... £217,500**

*Leasehold*





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### LOCATION

Location Facts: Approximately 1.5 miles from High Wycombe centre with local shops and buses to the town pass close by. Town centre offering 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. The town offers extensive shopping facilities, numerous restaurants and leisure facilities to include a cinema, theatre and bowling alley. Surrounding countryside is close by with the large Klngsmead and Rye parks about a 5-minute drive. Two M40 junctions are less than ten minutes drive.

### DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and at the second mini-roundabout turn left into Hatters Lane. Ascend the hill and take the third turning on the right into Windrush Drive and Windrush Court can be found as the next turning on the left-hand side. The property will be found towards the end of the road on the right.

### ADDITIONAL INFORMATION

Leasehold; 88 Years remaining; Service Charge; £1105.01 Per annum; Ground Rent; £160.00 per annum.

### COUNCIL TAX

Band D

### EPC RATING

C

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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**GROSS INTERNAL FLOOR AREA 50 SQ M / 538 SQ FT**  
**41 WINDRUSH COURT, HIGH WYCOMBE, HP13 7UL**  
**APPROX. GROSS INTERNAL FLOOR AREA 50 SQ M / 538 SQ FT**  
**FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

