



**8 Windsor Court Bartlett Crescent, High Wycombe, HP12 3EG**

**In Excess of £250,000**

# 8 Windsor Court Bartlett Crescent

High Wycombe, High Wycombe

- An Immaculate Two Bedroom Second Floor Apartment In Popular Highly Regarded Development
- Modern Open Plan Kitchen, Two Modern Bath/Shower Rooms
- Gas Central Heating To Radiators And Double Glazed Windows
- Private Westerly Facing Balcony With Far Reaching Views Across Parkland Across To West Wycombe
- Allocated Car Parking, Well Maintained Communal Gardens

Forming part of this modern development approximately 1.5 miles West of High Wycombe centre. The development is bounded by Desborough Park Recreation Ground and this particular apartment enjoys an outlook over the park towards West Wycombe. Local shops and other facilities are close to hand as are buses to town, from where there are 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. Junction 4 of the M40 is an approximate 5-minute drive

Council Tax band: C

Tenure: Leasehold; 237 Years remaining: Service Charge; £2580.00: Ground Rent; £200.00

EPC Energy Efficiency Rating: B



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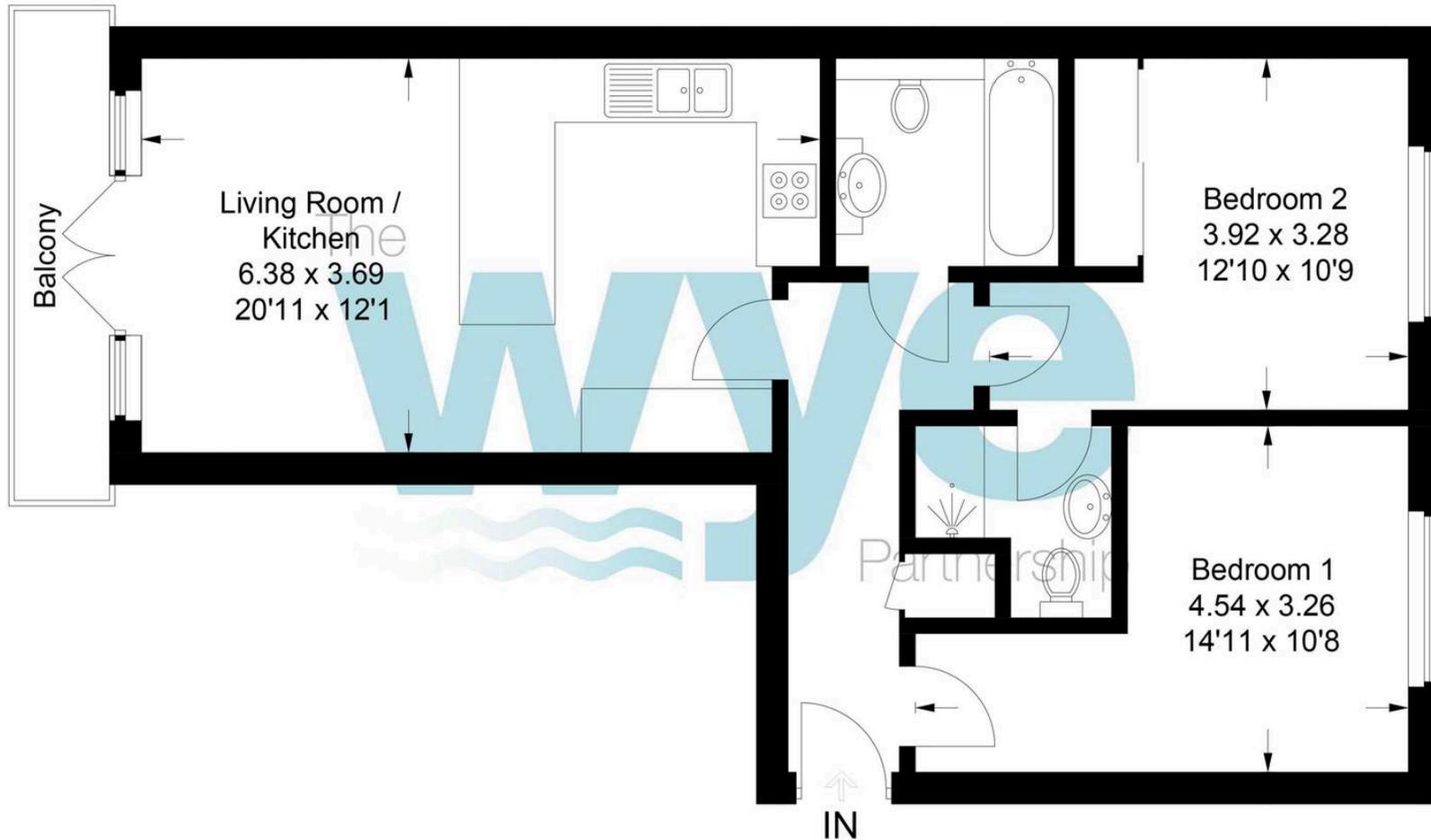
High Wycombe, High Wycombe

We are delighted to offer for sale this immaculate two-bedroom second floor apartment being sold for the first time since new. The property has been very well looked after by the current sellers, it is heated by gas central heating to radiators, has double glazed windows, a modern fitted kitchen open plan to the lounge/dining room, two bathrooms (ensuite to master bedroom) and a stunning westerly facing balcony with far reaching views across open parkland. The development is well maintained with delightful well cared for communal gardens and direct access to recreation grounds. There is a secure entryphone system and allocated on-site car parking. Early viewing is advised.



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Approximate Gross Internal Area = 62.1 sq m / 668 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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## The Wye Partnership High Wycombe

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

