



37 Windsor Drive

High Wycombe

- One Bedroom Ground Floor Flat
- Double Glazing & Electric Heating
- Long Lease – 947 Years Remaining
- Low Ground Rent & Service Charges
- Under Cover Allocated Parking
- Communal Gardens
- No Onward Chain

In an established residential area approximately 1.25 miles north of High Wycombe centre. Buses operate along the Amersham Road to the town from where there are 25-minute trains to London Marylebone, Birmingham & Oxford and frequent Heathrow buses. The Royal Grammar School is an easy walk as are local shops, pharmacy etc. Two M40 junctions are less than 10-minutes drive.

Council Tax band: B

Tenure: Leasehold; 947 Years remaining: Service Charge; £1010.00 Per annum (including block insurance): Ground Rent; £70.00 Per annum

EPC Energy Efficiency Rating: D



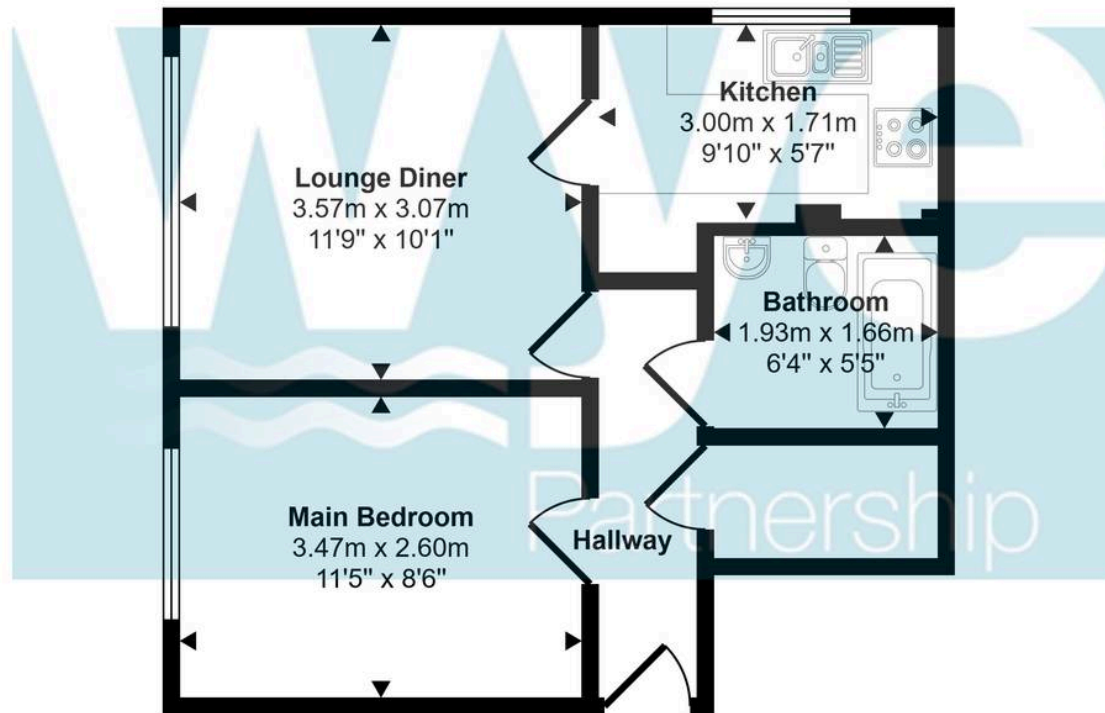
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This well-presented one bedroom ground floor flat offers an excellent opportunity for first-time buyers or investors, with the added benefit of no onward chain. Situated within a well-maintained development, the property features a bright and spacious living area, complimented by double glazing and efficient electric heating throughout. The kitchen is fitted with ample storage and worktop space, while the double bedroom provides a comfortable retreat. A contemporary bathroom suite completes the accommodation. Residents enjoy the convenience of undercover allocated parking (ideal for year-round use), as well as the advantage of a long lease with approximately 947 years remaining. The property is further enhanced by low ground rent and service charges, making it an attractive and cost-effective choice for those seeking a hassle-free move. Located close to local amenities and transport links, this flat offers both comfort and practicality in a popular residential area. Early viewing is highly recommended to fully appreciate the quality and value on offer in this desirable home.



Approx Gross Internal Area
36 sq m / 389 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership High Wycombe

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