

wye Partnership

28 Winchester Court London Road, High Wycombe, HP11 1HB

In Excess of **£180,000**

28 Winchester Court London Road

High Wycombe

- A Well Presented Top Floor Apartment With Extended Lease
- Low Maintenance Charge, Popular Location to East of High Wycombe
- Overlooking Kingsmead Playing Fields
- Convenient for M40 at Junction 3
- Communal Entrance, Entrance Hall, Living Room
- Refitted Kitchen, Two Bedrooms, Refitted Bathroom
- Electric Heating, Double Glazing
- Allocated and Visitors Parking
- Communal Gardens, No Onward Chain

Approximately Two miles East of High Wycombe centre which provides extensive amenities including 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. Fast London trains are also available at Beaconsfield, less than 5 miles away. The large Kingsmead Park lies opposite Winchester Court and is approached by a foot bridge. Frequent Heathrow buses operate along the London Road and the M40 is within 5 minute's drive. High Wycombe retail park is close by.

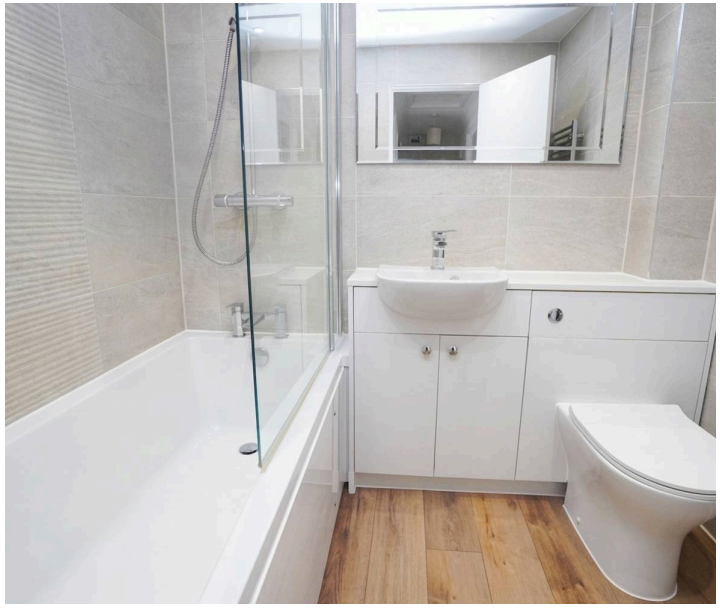
Council Tax band: C

Tenure: Leasehold; 150 Years remaining: Service Charge; £900.00 Per annum: Peppercorn Ground Rent

EPC Energy Efficiency Rating: C







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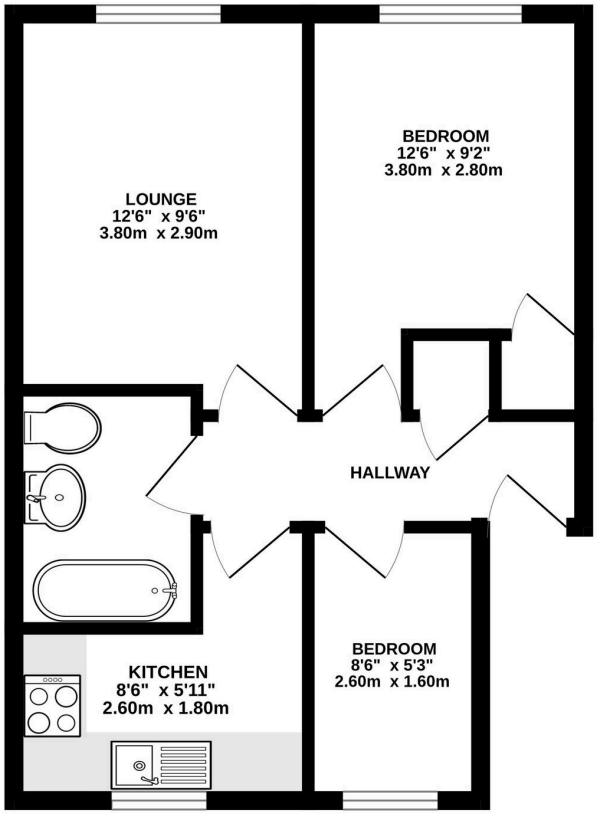
This well presented, top floor apartment offers an excellent opportunity for first time buyers, professionals, or investors seeking a convenient location to the east of High Wycombe. Situated in a popular development, overlooking Kingsmead Playing Fields, the property benefits from easy access to the M40 at Junction 3, making it ideal for commuters. The communal entrance leads to a welcoming entrance hall, which opens into the living room. The modern, refitted kitchen is well equipped with contemporary fittings and ample storage. There are two bedrooms and a stylish refitted bathroom. Additional features include electric heating and double glazing throughout, ensuring comfort and energy efficiency. The property is offered with allocated and visitors parking, providing convenience for residents and guests alike. Residents also benefit from an extended lease, low charges and enjoy access to well maintained communal gardens. With no onward chain, this apartment is ready for immediate occupation and represents a fantastic opportunity to secure a home in a sought after location. Early viewing is highly recommended to appreciate the quality and position of this appealing flat.







GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.