



Connells

Lansdowne Way
High Wycombe

Lansdowne Way
High Wycombe HP11 1UB

for sale offers in excess of
£105,000



Property Description

This well-presented first-floor retirement apartment, available exclusively to residents aged 60 and over, is situated in the highly desirable Cressex area of High Wycombe and offers comfortable, independent living within a welcoming community environment.

Accessed via its own private entrance, the property benefits from an external storage cupboard and the added convenience of a fitted stair lift providing easy access to the first floor. Internally, the accommodation is bright and well maintained, featuring a spacious living room with direct access to a private balcony. The separate fitted kitchen comes complete with white goods, while two generously sized bedrooms provide flexible accommodation for residents and visiting guests. A modern shower room completes the layout.

The apartment also benefits from an allocated parking space.

Residents enjoy access to an excellent range of communal facilities, including a residents' lounge, laundry room, guest suite, on-site management staff and a Careline alarm service for added peace of mind.

Set within attractive communal gardens, the development provides pleasant outdoor spaces to enjoy throughout the year.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance

With stairs, with stair lift, leading to first floor.

Landing

With doors to:

Living Room / Dining Room

12' 5" max x 12' 8" max (3.78m max x 3.86m max)

With electric fireplace and electric heater. Telephone and television points. Sliding patio doors leading to private balcony.

Kitchen

11' 2" max x 7' 9" max (3.40m max x 2.36m max)

Wall and base level storage. Space for white goods and oven.

Bedroom One

11' 2" max x 7' 9" max (3.40m max x 2.36m max)

With fitted wardrobe. Electric heater.

Bedroom Two

6' 2" max x 8' 2" max (1.88m max x 2.49m max)

With electric heater.

Bathroom

4' 1" max x 6' 5" max (1.24m max x 1.96m max)

Shower cubicle, wash hand basin and WC.

Communal Facilities

on site manager
a guest suite for visitors
a maintained communal lounge for social activities and events
residents' and visitors' parking
maintained gardens for all residents to enjoy
a shared laundry

Local Area

Located in the Cressex area of High Wycombe the property is just a short walk from a number of amenities including cinema and Asda; the park and ride service into the train station and town centre passes nearby.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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1-3 Queen Victoria Road
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EPC Rating: E Council Tax
 Band: C

Service Charge:
 3400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/WYC313546](https://www.connells.co.uk/Property/WYC313546)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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