



Windsor Lodge
Princes Risborough

TIM RUSS
& COMPANY



Windsor Lodge
Wellington Avenue
Princes Risborough
Buckinghamshire
HP27 9EE

- One bedroom retirement apartment
- Communal facilities including Residents lounge and Laundry
- Situated within a level walking distance of the Town Centre
- Camera entry system and 24hr Careline Support system
- No onward chain

Situated in this pleasant and popular retirement complex for the over 60's, is this one bedroom apartment

£190,000

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The Property

A one bedroom apartment situated in this pleasant and popular purpose built retirement complex, offering a lodge manager available during the week and the 24hr Careline support system. The complex is located within ½ mile of the towns amenities and offered with no onward chain.

The apartment comprises an Entrance Hall, Large sitting room, fitted Kitchen with integrated oven, hob, fridge and freezer, Bedroom with built in mirror fronted wardrobe, Shower room and large airing cupboard.

This development is specifically for the over 60's and offers communal facilities including a Residents Lounge, Laundry room with washing machines and tumble dryers, Well tended ornamental gardens.

To the outside there is residents parking to the front and side as well as a shelter for scooters with charging points.

Within this complex there is also a guest suite available for rent on a per night basis.

Location Princes Risborough is a small market town offering a comprehensive range of shops for day-to-day facilities including a Tesco supermarket and Marks and Spencer Foodhall, doctors and dental surgeries, library and numerous Coffee shops. Risborough Springs offers excellent gym facilities and an indoor swimming pool.

The mainline railway station provides an excellent access to London Marylebone at either Monks Risborough or Princes Risborough. The M40 motorway provides fast access to the M25 or M4 motorway networks.

Viewings Strictly by appointment only.

Council Tax: Band C

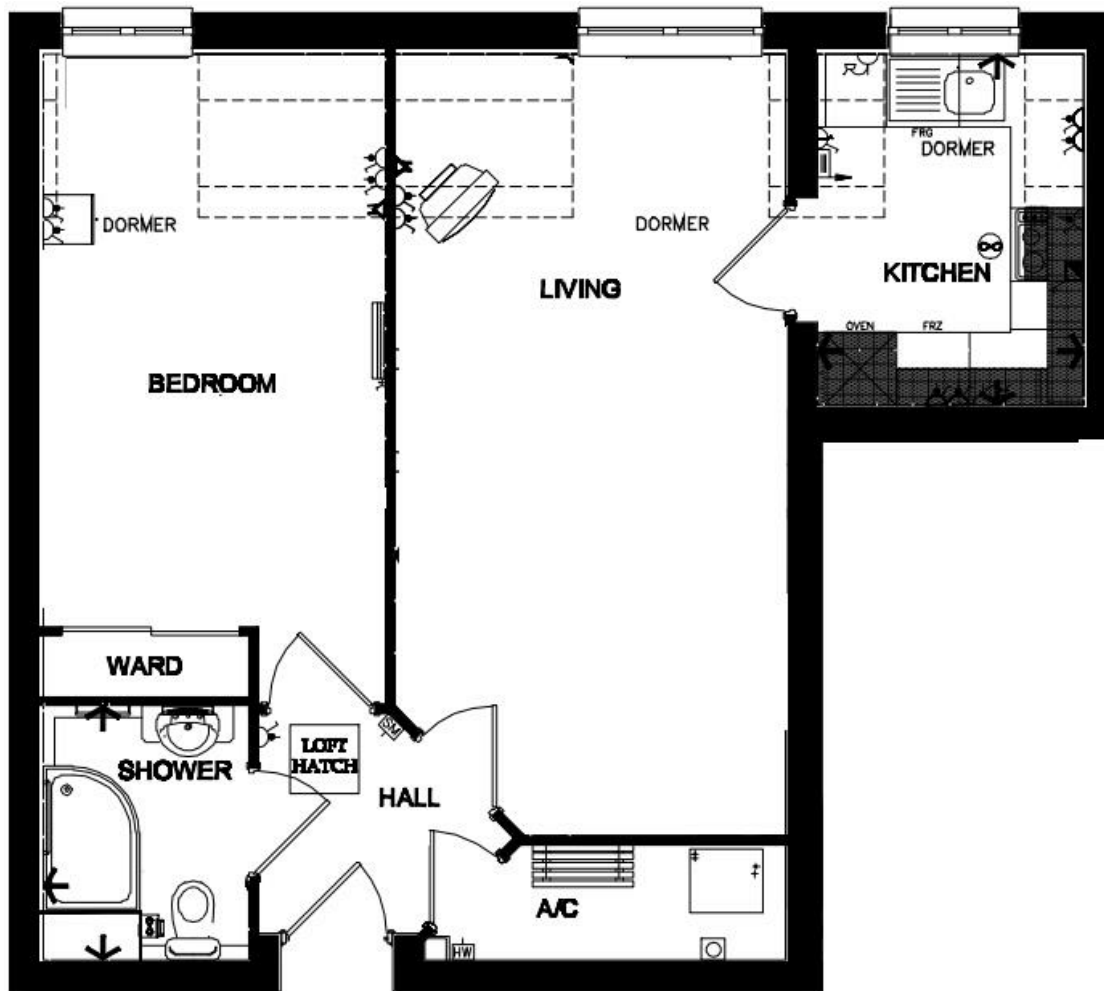
Ground Rent: £601.13 per annum

Maintenance Charge : £2,663.68 per annum

Tenure: Leasehold, 113 years

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Living	Width	10'-7" [3225]	max	Length	21'-2" [6445]	max
Kitchen	Width	9'-3" [2820]	max	Length	9'-6" [2900]	max
Bathroom	Width	5'-7" [1695]	max	Length	6'-11" [2100]	max
Bedroom	Width	7'-2" [2190]	max	Length	17'-7" [5360]	max

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