



Windsor Lodge Wellington Avenue, Princes Risborough - HP27 9EE

Guide Price £245,000

TIM RUSS
& Company



Windsor Lodge Wellington Avenue

Princes Risborough

- One bedroom
- Shower room
- Parking
- Communal facilities including residents lounge and laundry
- No onward chain



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Princes Risborough

A one bedroom first floor 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 offers in brief an entrance hall, large sitting room with separate dining room area featuring porthole window, fitted kitchen with integrated oven, hob, fridge and freezer, bedroom with built in mirror fronted wardrobe, shower room and large airing cupboard. The apartment is offered for sale including the carpets, curtains, blinds, light fittings and fireplace.

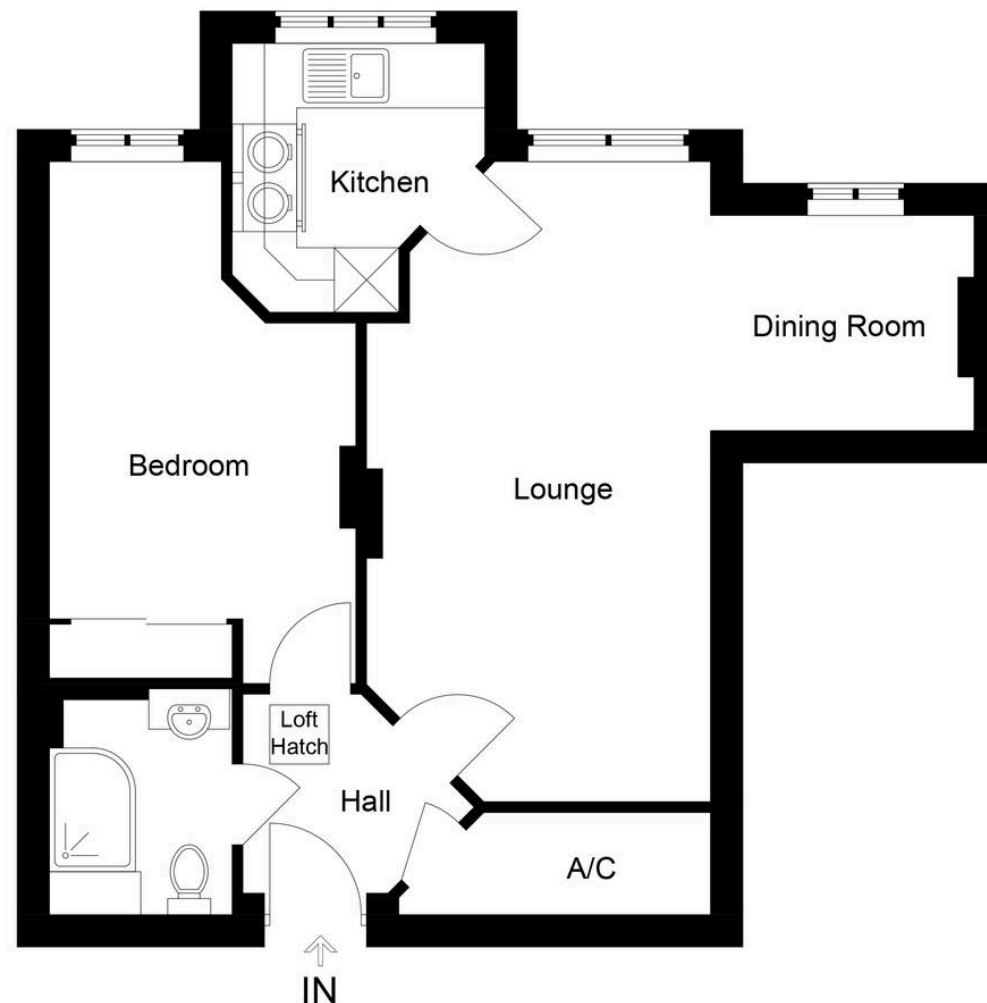
This development is specifically for the over 60s and offers communal facilities including a residents lounge, laundry room with washing machines and tumble dryers, well tended ornamental gardens.

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 near to number 32 for rent on a per night basis.

Ground Rent: £588.54 per annum Maintenance - Charges: £2015.44 per annum - Leasehold - 125 years from 1st January 2011-Council Tax band: C Tenure: Leasehold - EPC Energy Efficiency Rating: C





32 Windsor Lodge

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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