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bonners & babingtons

Wellington House
Longwick

Wellington House Lower Icknield Way Princes Risborough Buckinghamshire HP27 9RZ

Guide Price £185,000

Welcome to this two double bedroom apartment, located within the peaceful village of Longwick, Buckinghamshire. This property enjoys excellent transport links and views of the countryside. This property is perfect for first-time buyers, investors or those looking for a comfortable and affordable home. OFFERED WITH NO CHAIN!

Upon entering the apartment, you are greeted by a light and airy entrance hall, 'open plan' modern kitchen/living area perfect for entertaining guests or relaxing after a long day. This space is the heart of the home and enjoys views over local fields.

The neutral contemporary decor allows for personalisation and the addition of your own personal touch. The apartment boasts two well-proportioned double bedrooms and a well-kept bathroom.

Outside there is allocated parking for one car, a communal garden and further visitors space. The property also benefits from gas central heating and UPVC double glazing.





Longwick

Longwick is a small village, positioned close to open countryside and the Chiltern Hills. There is a range of modern and period housing along with a general store/post office, a garage, public house and a well respected primary school. Approximately one mile away is Princes Risborough offering more comprehensive shopping and leisure facilities. There are excellent primary and secondary schools nearby in both the state and private sectors including grammar schools in Aylesbury and High Wycombe.

The M40 motorway is within easy reach (via either J4 or J6) providing links to London, Oxford and The Midlands. Chiltern Railways fast train services run from Princes Risborough very regularly and

Tenure: Leasehold

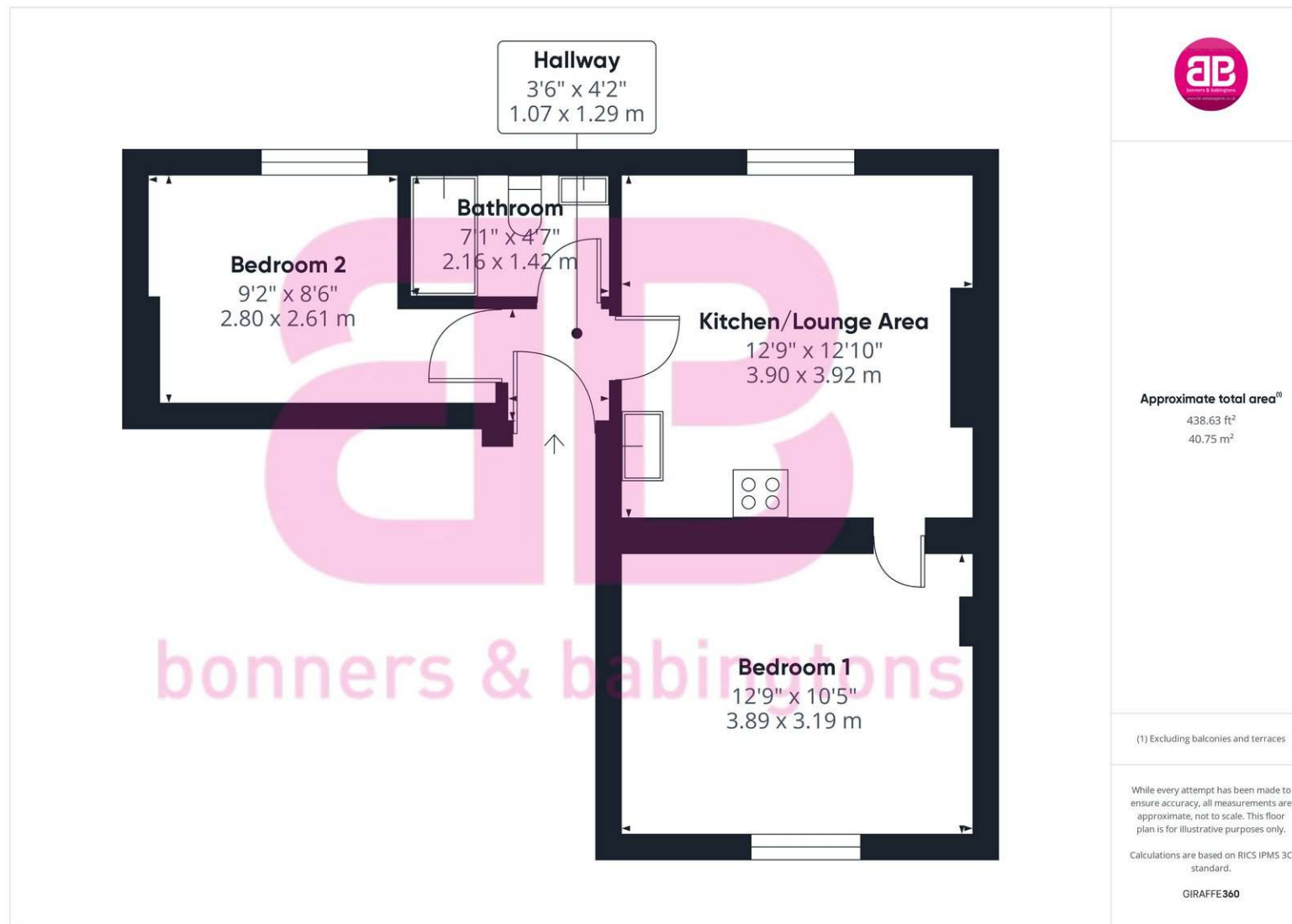
Lease Remaining: 118

Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
79-91	B		
69-78	C		
59-68	D		
49-58	E		
39-48	F		
29-38	G		
Not energy efficient - higher running costs			
		74	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
35-47	B		
25-34	C		
15-24	D		
5-14	E		
0-4	F		
Not environmentally friendly - higher CO ₂ emissions	G		
		74	76



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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