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Asking Price £269,000 Leasehold

2 Bedroom, Apartment - Retirement

45, Windsor Lodge Wellington Avenue, Princes Risborough, Buckinghamshire, HP27 9EE

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Windsor Lodge

Windsor Lodge is a stylish development of 46 one and two bedroom retirement apartments located in the market town of Princes Risborough, situated between Aylesbury, High Wycombe and Thame.

The Chilterns area of outstanding natural beauty forms a glorious backdrop to the town and there are a host of visitor attractions and historic hamlets only a short distance away.

Princes Risborough is a historic market town with a variety of shops and places to eat. The High Street is lined with houses dating back to the 18th century. There is an annual town festival held in July which offers a host of music and arts events including concerts, local history exhibitions, guided walks and a street fair.

Windsor lodge is ideally located within half a mile of these amenities which include a Tesco Superstore, Post Office and art gallery.

The town offers excellent transport links with regular bus services operating to Aylesbury and High Wycombe. Princes Risborough railway station is served by Chiltern Railways and offers a service to London Marylebone in one direction and Birmingham in the other.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Windsor Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Windsor Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Windsor Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.





# Property Overview

Churchill Sales & Lettings are delighted to be marketing this stunning two double bedroom apartment which is situated on the top floor of this much sought after development. The property has been redecorated throughout and offers beautiful new flooring.

The Lounge has a feature electric fireplace with attractive surround and enjoys a wonderful view over the neighbouring park. There is ample space for living and dining room furniture and a door which leads to the Kitchen.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer.

Bedroom One is a very generous double room which has a useful built in mirror fronted wardrobe and a view over the park.

Bedroom Two is also a generous double room which has a useful built in wardrobe.

The Shower room has a curved glass shower, a WC and a wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two storage cupboards located in the hallway.



# Features

- Two Bedroom, Top Floor Retirement Apartment
- Master bedroom with views over the park
- Recently redecorated throughout with beautiful new flooring
- Fully fitted kitchen with integrated appliances
- Lift to all floors
- Quiet location close to the shopping facilities in Princes Risborough
- Beautiful communal gardens with numerous seating areas
- 24-hour Careline system for safety and security
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st May 2024) :  
£3,988.39 per annum

Ground rent £667.93 per annum. To be reviewed in  
January 2025

Council Tax Band D

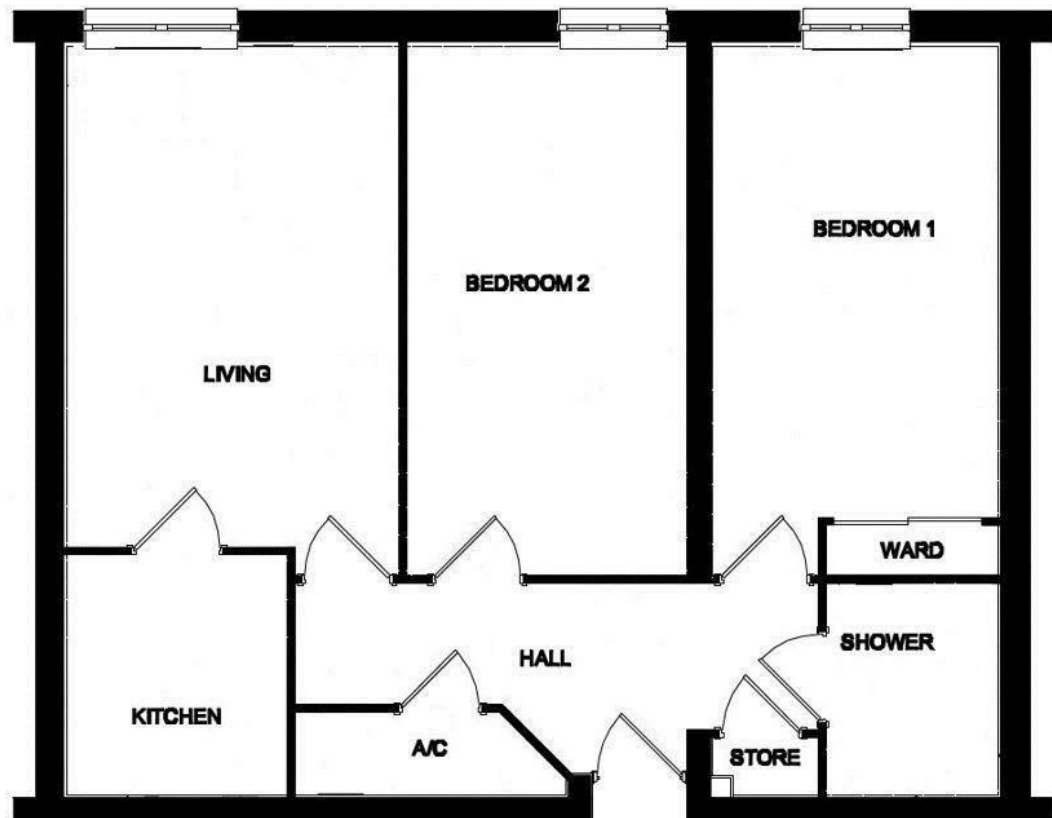
125 year lease commencing 2011

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C



Living	Width	10'-9" [3275]	max	Length	17'-2" [5235]	max
Kitchen	Width	7'-2" [2180]	max	Length	7'-10" [2380]	max
Shower Room	Width	5'-7" [1695]	max	Length	6'-11" [2100]	max
Bedroom 1	Width	9'-3" [2820]	max	Length	17'-2" [5235]	max
Bedroom 2	Width	9'-1" [2770]	max	Length	17'-2" [5235]	max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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