

# 28 Windsor Lodge

Wellington Avenue | Princes Risborough | Bucks | HP27 9EE

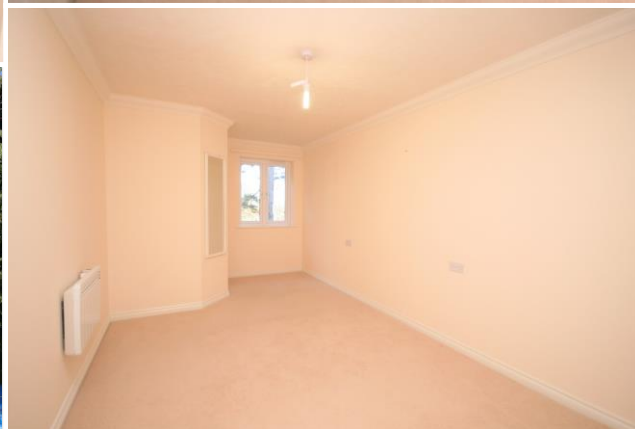




Price £260,000

## ACCOMMODATION

A two bedroom retirement apartment  
Situating in a small and exclusive complex  
Entrance hall way with intercom security  
Camera entry system & 24 hour careline  
Spacious sitting room with balcony  
Kitchen with integrated appliances  
Two bedrooms one with fitted wardrobes  
Shower room with part tiled walls  
Communal residents lounge  
Well maintained communal gardens



A very well presented two bedroom first floor retirement apartment set in an exclusive development for the over 60's. The property has a lodge manager and 24 hour Carline support if needed. In addition there is a popular communal residents lounge as well as a laundry room and well maintained communal gardens with ample seating areas and private parking. There is a communal entrance hallway with camera entry system and both a lift and staircase to the first floor.



The property has a reception hallway with useful intercom system. There is a well proportioned sitting room with feature fireplace housing a coal effect fire. There is also a door to a private balcony which has lovely views overlooking the park. The kitchen has a good range of base and wall units with integrated appliances and wall mounted oven and electric hob. The shower room is part tiled with curved shower cubicle. There is a double bedroom with a range of built in wardrobes and a window overlooking the park as well as a second double bedroom with the same delightful aspect.

## KEY FEATURES

- Two bedroom first floor retirement property within Princes Risborough
- Excellent range of local amenities including doctors and dentists.
- Wide range of shops including M&S Foodhall and Tesco's supermarket
- Regular bus service into High Wycombe as well as train station to London
- Ground rent £667.93 per annum. Maintenance Charges £3,977.19 per annum. Leasehold – 125 years from 1<sup>st</sup> January 2011
- Please call Colombs on 01844 214421 to arrange a suitable time to view



## SITUATION

The attractive traditional market town of Princes Risborough nestles at the foot of the Chiltern Hills which offers a wide variety of shops. There is a swimming pool and sports centre as well all within walking distance of the picturesque High Street.

Princes Risborough is within easy driving distances of the larger towns of both High Wycombe and Aylesbury.

Princes Risborough is on the edge of the Chilterns Area of Outstanding Natural Beauty, with excellent countryside walks, cycle paths and bridleways in the area. There is a good rail network in the area with an excellent train service on the Chiltern Line to London Marylebone, with direct trains from 35 minutes, and road communications in the area are good with good road links to the National Motorway networks.

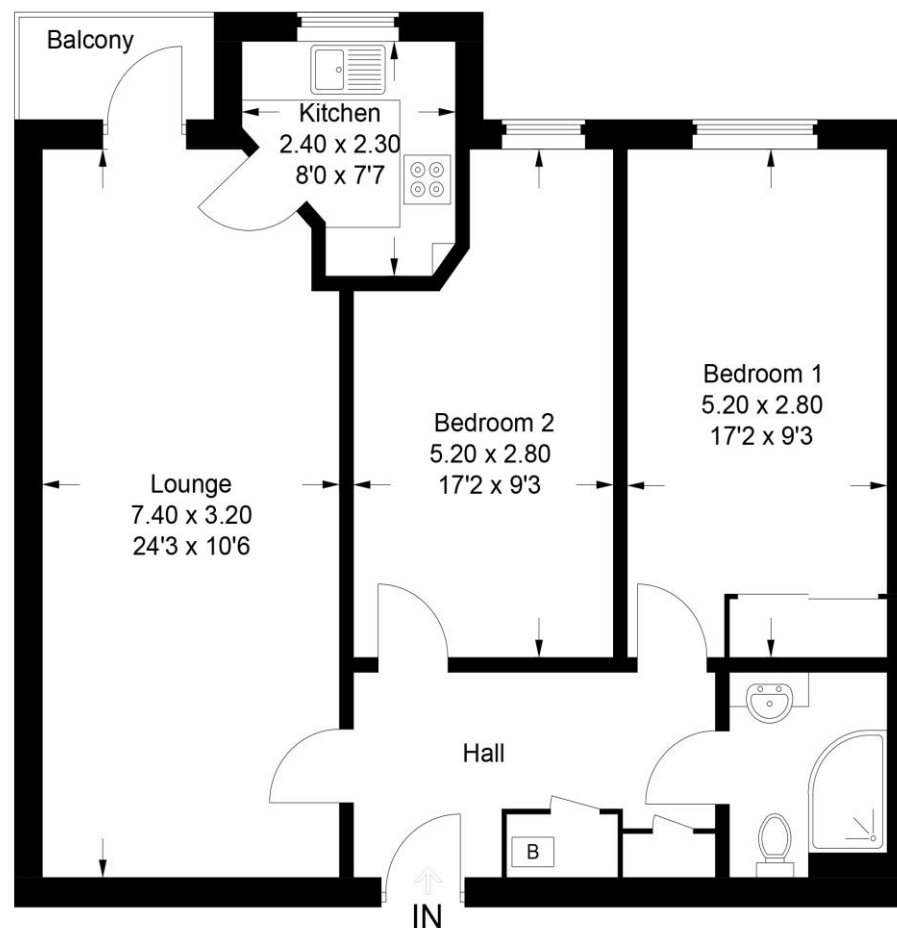
Local Authority – Wycombe District Council

Council Tax - D

EPC - B

## 28 Windsor Lodge

Approximate Gross Internal Area  
67.4 sq m / 725 sq ft



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.