

104 Landsdowne Way

(The Acorns), High Wycombe, Buckinghamshire, HP11 1UB



PRICE: £120,000

Lease: 999 years from 1991

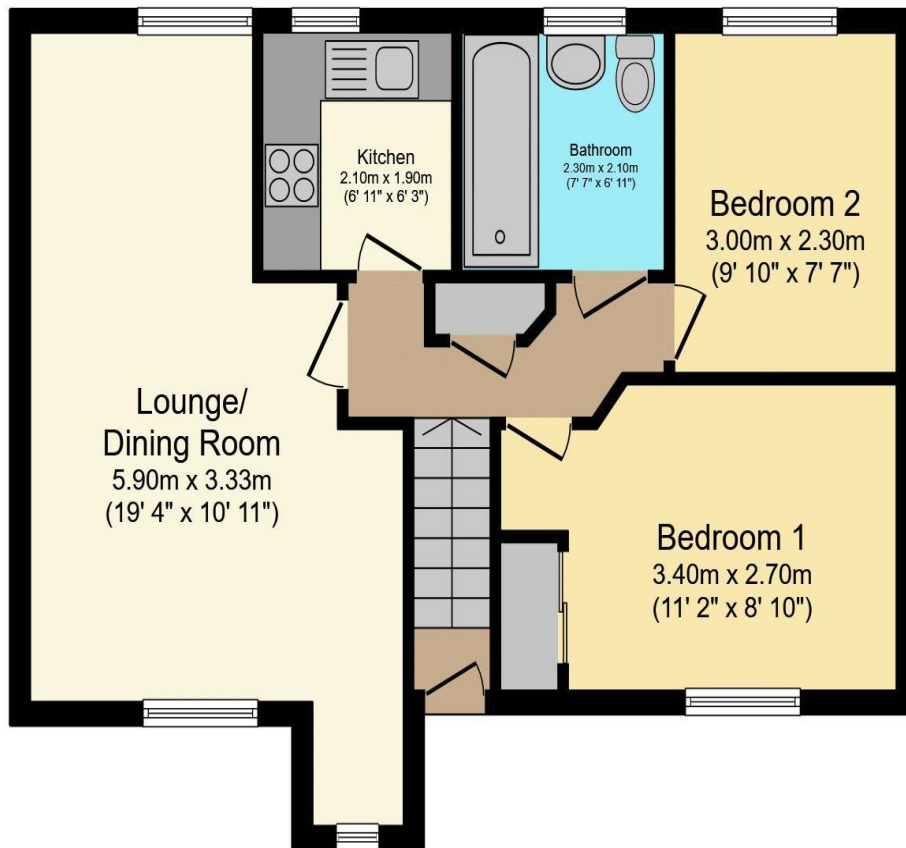
Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR. The Acorns is leasehold retirement development in High Wycombe. We offer 30 2 bedroom purpose-built properties for sale for people over the age of 60. The development is situated close to High Wycombe and has excellent transport links to the city centre. The local shops are a 10/15 minutes' walk away and include supermarkets, a post office, hairdressers and cafes. There are doctors' surgeries locally and in Wycombe. Other local amenities include a cinema. In addition to each individual private property, all Anchor estates offer some shared facilities, available for the use and enjoyment of all the residents, and managed and maintained by Anchor. At The Acorns we provide a communal lounge. An onsite laundry, well maintained landscaped gardens, a guest-room and 30 parking spaces included in your Lease. For those times when you might like to be more sociable and meet up with others, we also run social activities and events including coffee mornings, games and knit and chat afternoons, and other events for special occasions. The manager is on site to offer help, advice and co-ordinate any services provided.

- Estate Manager
- Minimum Age 60
- Lease: 999 years from 1991



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 53.4 sq.m. (575 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

30/03/25

Annual Ground Rent:

£Nil

Ground Rent Period Review:

N/A

Annual Service Charge:

£2721.60

Council Tax Band:

C

Event Fees:

**Nil Transfer
Nil Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.