



**Connells**

Wellington House Lower Icknield Way  
Longwick PRINCES RISBOROUGH





### Property Description

A two – bedroom characterful first floor flat, converted in 2017 as is ideally situated in Princes Risborough and 7.4 miles from Thame town centre with an array of local amenities the market town has to offer. Also benefiting from one allocated parking space at the front of the property.

Internally you are met with an open plan kitchen, dining room with built in appliances, flooded with natural light and plenty of space for entertaining.

Opening to two double bedrooms with build in storage in both and Shower room, externally the property has a communal area.

With 125 years remaining on the lease, great opportunity for a first-time buyer or an investment opportunity.

Council Tax Band: C



## **Kitchen/Diner**

26' 7" x 18' 5" ( 8.10m x 5.61m )

## **Shower Room**

13' 3" x 7' 6" ( 4.04m x 2.29m )

## **Bedroom One**

13' 3" x 11' 8" ( 4.04m x 3.56m )

## **Bedroom Two**

13' 3" x 9' 1" ( 4.04m x 2.77m )

Princes Risborough is a charming town in the heart of Buckinghamshire, the town is surrounded by beautiful countryside, making it the perfect location for those who enjoy outdoor activities.

The town is home to many parks and green spaces including the popular Whiteleaf cross country park. For those who enjoy shopping, Princes Risborough has several independent shops and boutiques as well as a weekly market. The town also has well known supermarkets making it easy to stock up on essentials.

Princes Risborough is home to several excellent schools and for those who enjoy eating out, Princes Risborough offers excellent restaurants and cafes with traditional pubs as well as more modern eateries.

Also located 1.1 miles away from both Princes Risborough & Monks Risborough station with direct links into London Marylebone via Chiltern railway line in as little as 40 minutes





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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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103 High Street  
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**EPC Rating: C**

**view this property online [connells.co.uk/Property/THM306526](http://connells.co.uk/Property/THM306526)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Aug 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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