



Connells

Lansdowne Way
High Wycombe



Property Description

First floor two bedroom apartment for the over 60s conveniently located in the Cressex area of High Wycombe. The apartment is self contained with a private entrance, has a stair lift taking you to the first floor where the accommodation comprises of spacious living room leading to a private balcony. Two good sized bedrooms and shower room.

There are a number of communal facilities in the development, including a residents lounge, laundry, guest facilities, on site management staff and Careline alarm service. There are also well maintained communal gardens.

The property is just a short walk from a number of amenities including cinema and Asda; the park and ride service into the train station and town centre passes nearby.

Entrance

With stairs, with stair lift, leading to first floor.

Landing

With doors to:

Living Room / Dining Room

12' 5" x 12' 8" (3.78m x 3.86m)

With electric fireplace and electric heater. Telephone and television points. Sliding patio doors leading to private balcony.

Kitchen

11' 2" max x 7' 9" max (3.40m max x 2.36m max)

Wall and base level storage. Space for white goods and oven.

Bedroom One

11' 2" x 7' 9" (3.40m x 2.36m)

With fitted wardrobe. Electric heater.

Bedroom Two

6' 2" x 8' 2" (1.88m x 2.49m)

With electric heater.

Bathroom

4' 1" x 6' 5" (1.24m x 1.96m)

Shower cubicle, wash hand basin and WC.

Communal Facilities

- on site manager
- a guest suite for visitors
- a maintained communal lounge for social activities and events
- residents' and visitors' parking
- maintained gardens for all residents to enjoy
- a shared laundry

Local Area

Located in the Cressex are of High Wycombe the property is just a short walk from a number of amenities including cinema and Aldi; bus services to the town centre pass nearby.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/WYC311284

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1987. 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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