



**Connells**

Lansdowne Way  
High Wycombe



### Property Description

This well-presented first floor apartment is designed exclusively for residents aged 60 and over, offering comfort, convenience and a welcoming community atmosphere. Inside, the spacious living and dining room provides a bright and versatile space for relaxing or entertaining, while the fitted kitchen is equipped with a range of wall and base units. There are two well-proportioned bedrooms and a modern tiled shower room with shower, wash hand basin and WC. A private balcony offers an ideal spot to enjoy fresh air, and residents' parking is available on site.

The development includes a range of communal facilities, including a comfortable residents' lounge, a laundry room and a guest suite for visiting family or friends. For peace of mind, there is access to a 24-hour care line service.

Located in a convenient position, the apartment is close to a bus stop with regular services to the town centre. Two supermarkets, a cinema and a selection of restaurants are all nearby, and Junction 4 of the M40 is just a two-minute drive away, providing excellent road connections.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

### Reception Room

10' 9" max x 19' 7" max (3.28m max x 5.97m max)

### Kitchen

11' 4" max x 8' 8" max (3.45m max x 2.64m max)

### Bedroom One

6' 8" max x 10' max (2.03m max x 3.05m max)

### Bedroom Two

12' max x 9' 1" max (3.66m max x 2.77m max)

### Bathroom

6' 9" max x 5' 5" max (2.06m max x 1.65m max)





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

**T 01494 534 822**  
**E [highwaycombe@connells.co.uk](mailto:highwaycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: E  
 Council Tax  
 Band: C

Service Charge:  
 3381.96

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC312839](http://connells.co.uk/Property/WYC312839)**

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.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WYC312839 - 0014