



**Connells**

Gandon Vale  
High Wycombe



# Gandon Vale High Wycombe HP13 5LG

for sale offers in excess of  
**£275,000**



## Property Description

A well-presented two-bedroom apartment located in the popular Downley area, offering spacious and comfortable living accommodation throughout.

The property features a generous living room with an open archway leading to a kitchen with a range of wall and base units. There are two bedrooms, including a good-sized main bedroom with fitted wardrobes, and a second bedroom ideal as a guest room or study. The bathroom is well-appointed and neutrally decorated.

One of the standout features is the private balcony, offering far-reaching views-perfect for relaxing or entertaining. Additional benefits include allocated parking and a convenient location close to local amenities and transport links.

Ideal for first-time buyers, investors, or those looking to downsize.

## Living Room

16' 7" max x 12' 4" max (5.05m max x 3.76m max)

## Kitchen

9' 9" max x 6' 8" max (2.97m max x 2.03m max)

## Bedroom One

13' 7" max x 10' 8" max (4.14m max x 3.25m max)

## Bedroom Two

13' 7" max x 8' 8" max (4.14m max x 2.64m max)

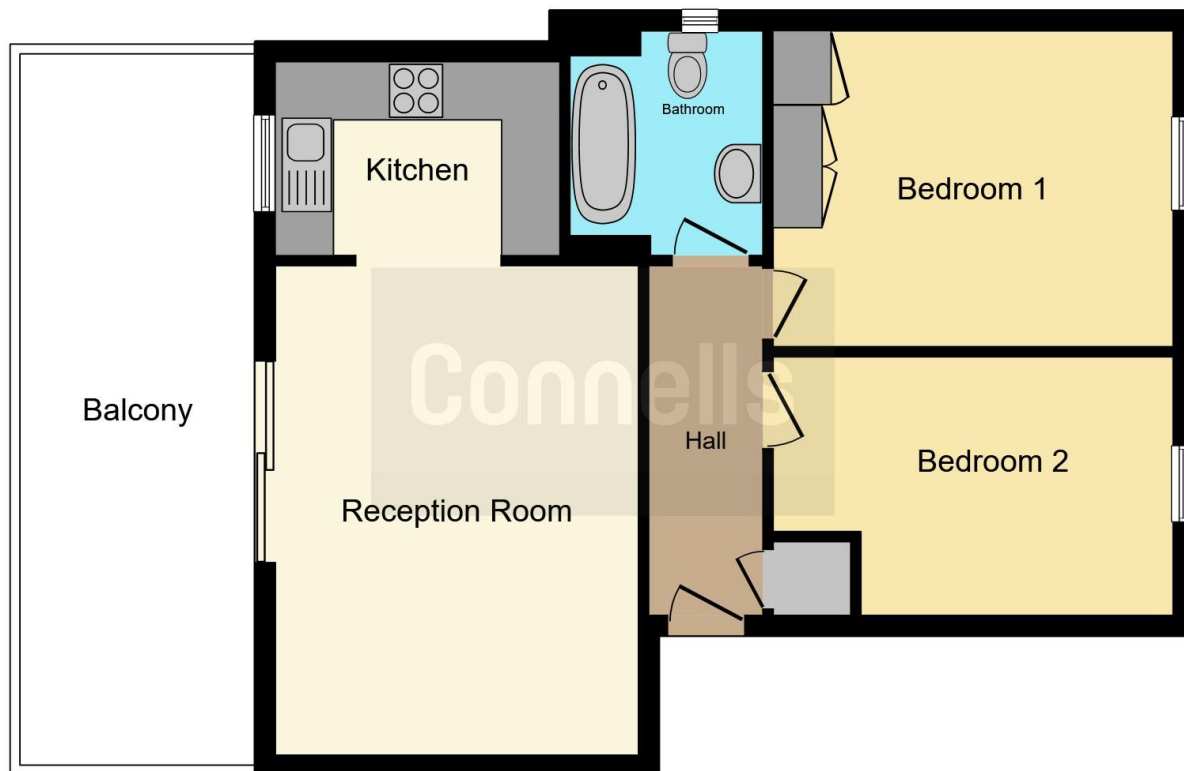
## Bathroom

## Balcony

23' 3" max x 7' 4" max (7.09m max x 2.24m 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

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1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 1440.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC312743](http://connells.co.uk/Property/WYC312743)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. 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.

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Property Ref: WYC312743 - 0007

