



Connells

Gandon Vale
High Wycombe

Gandon Vale High Wycombe HP13 5LG

for sale guide price
£250,000



Property Description

Set in the sought-after Downley area of High Wycombe, this generously proportioned two-bedroom apartment offers a fantastic opportunity for first-time buyers, investors, or those seeking comfortable, low-maintenance living in a desirable location.

Step into a bright and spacious living room that opens directly onto a private balcony with far-reaching views - the perfect spot to relax or entertain. An open archway leads seamlessly to a well-appointed kitchen, complete with a range of wall and base units, integrated oven and hob, and space for all essential white goods.

The apartment boasts two good-sized bedrooms, including a spacious main bedroom with fitted wardrobes offering ample storage. The second bedroom is versatile and can easily accommodate a double bed, home office setup, or be used as a guest room. A fully tiled bathroom features a shower over the bath, WC, and hand basin.

Additional features include a communal entrance and the benefit of an extended lease - the current vendors are in the process of adding 90 years, resulting in a new lease term of approximately 179 years, offering peace of mind for future ownership.

Don't miss this opportunity to secure a spacious, well-located home with fantastic views and excellent long-term value. Early viewing is highly recommended.

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

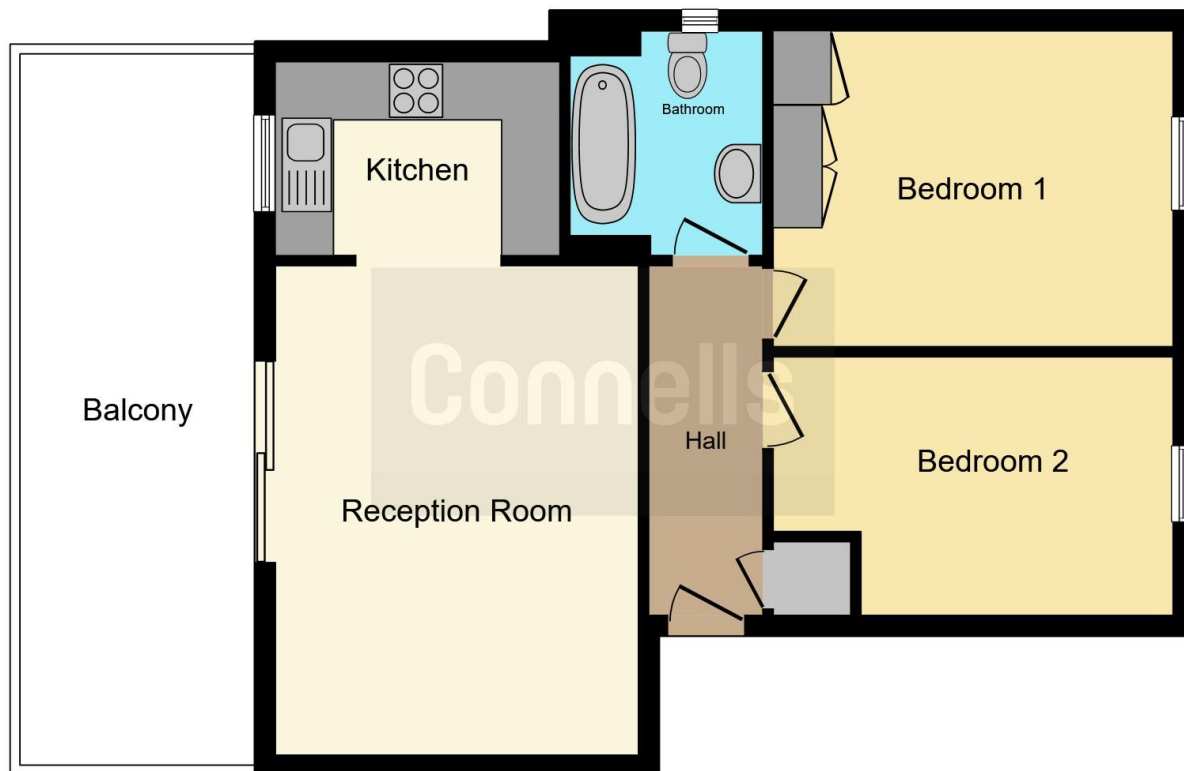
13' 7" max x 8' 8" max (4.14m max x 2.64m max)

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

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

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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