



Connells

Lansdowne Way  
High Wycombe





### Property Description

Situated in a sought-after retirement development for the over 60s, this well-presented two-bedroom ground floor apartment offers comfortable and convenient living in a peaceful setting.

The accommodation includes two bedrooms, a spacious living/dining room, and a fitted kitchen with wall and base units, integrated oven and hob. The modern bathroom comprises a shower over the bath, WC, basin, and heated towel rail.

Patio doors lead from the living area to a private patio area with access to well-maintained communal gardens beyond. Additional benefits include electric heating, an allocated parking space, and access to excellent on-site facilities including a communal launderette, residents' lounge, and a guest suite for visitors.

Offered with no onward chain, this apartment is ideal for those seeking a low-maintenance, secure lifestyle within a friendly community.

Enjoy convenient access to regular bus services connecting directly to the town centre. The M40 (Junction 4) is just minutes away, ideal for commuters. Two major supermarkets are within walking distance, and nearby you'll find a cinema and leisure centre for entertainment and fitness. Health care services, including a local GP surgery and dental clinic, are also easily accessible within the area.

### Entrance Hall

### Living / Dining Room

12' 4" max x 17' 8" max (3.76m max x 5.38m max)

### Kitchen

7' 1" max x 9' 1" max (2.16m max x 2.77m max)

### Bedroom One

6' 8" max x 10' 1" max (2.03m max x 3.07m max)

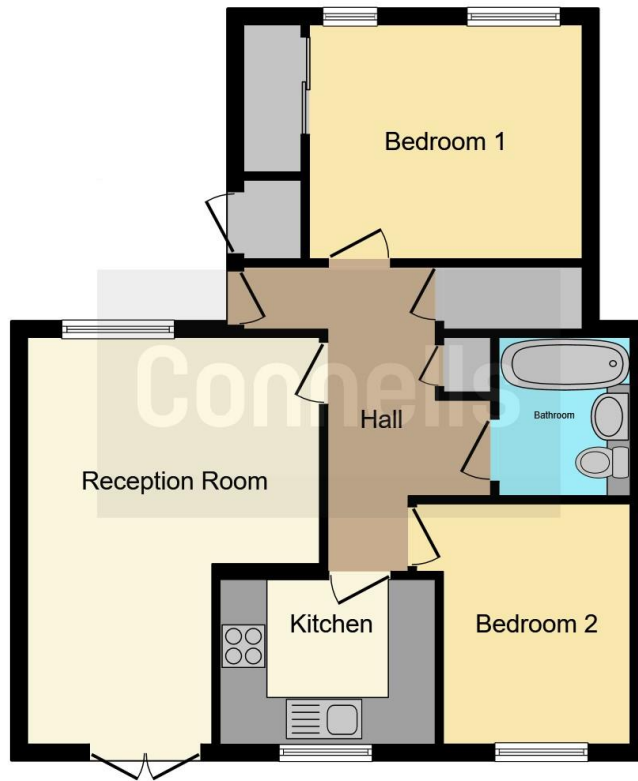
### Bedroom Two

9' 9" max x 13' 2" max (2.97m max x 4.01m max)

### Bathroom

7' max x 6' 3" max (2.13m max x 1.91m 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 [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: E

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313155](http://connells.co.uk/Property/WYC313155)**

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.

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Property Ref: WYC313155 - 0002

