



**Connells**

Gandon Vale  
High Wycombe



### Property Description

This well-presented ground floor two-bedroom apartment is situated on a popular residential road and benefits from its own private entrance, opening into a welcoming entrance hall with useful storage cupboards. The lease has 88 years remaining. Offered with no onward chain.

The property offers a spacious dual-aspect living room featuring both sliding doors and patio doors, each providing direct access to the attractive communal gardens. The modern kitchen is fitted with a range of wall and base units, an integrated oven and hob, and space for essential white goods. Both bedrooms are well proportioned, with the principal bedroom benefiting from a fitted wardrobe, while the bathroom includes a shower over the bath, WC, and wash basin.

Further features include electric heating, double glazing, well-kept communal grounds, and allocated residents' parking.

The charming village of Downley is within walking distance and offers a selection of shops, as well as access to Downley Common, with surrounding woodland linking to National Trust land. The area is well served by local schools, and High Wycombe town centre is just a mile away, conveniently accessible via a nearby bus route.

### Entrance Hall

#### Reception Room

14' 7" max x 14' 5" max (4.45m max x 4.39m max)

#### Kitchen

11' 3" max x 9' 8" max (3.43m max x 2.95m max)

#### Bedroom One

14' 5" max x 8' 11" max (4.39m max x 2.72m max)

#### Bedroom Two

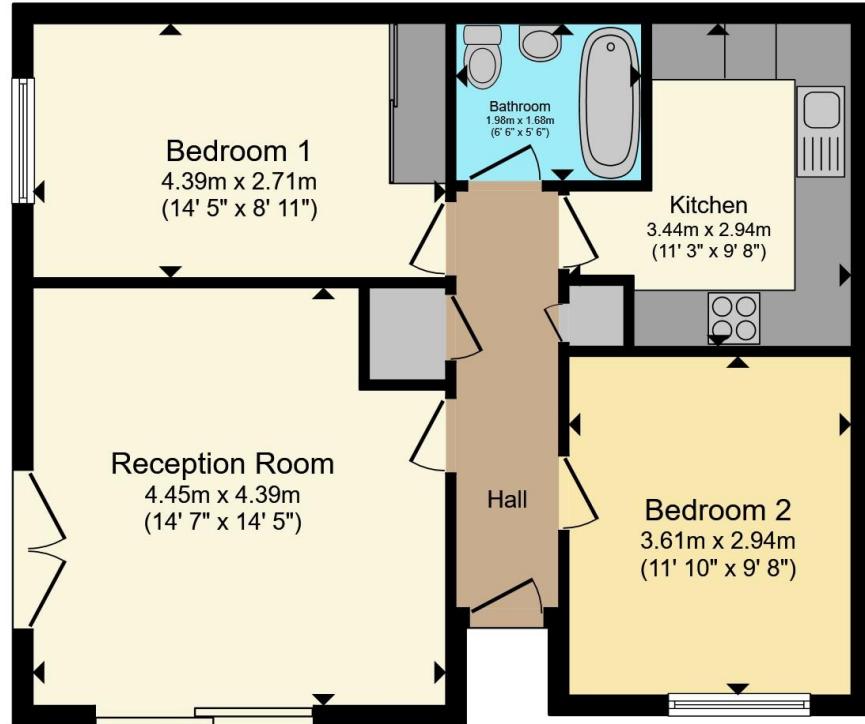
11' 10" max x 9' 8" max (3.61m max x 2.95m max)

#### Bathroom

6' 6" max x 5' 6" max (1.98m max x 1.68m max)



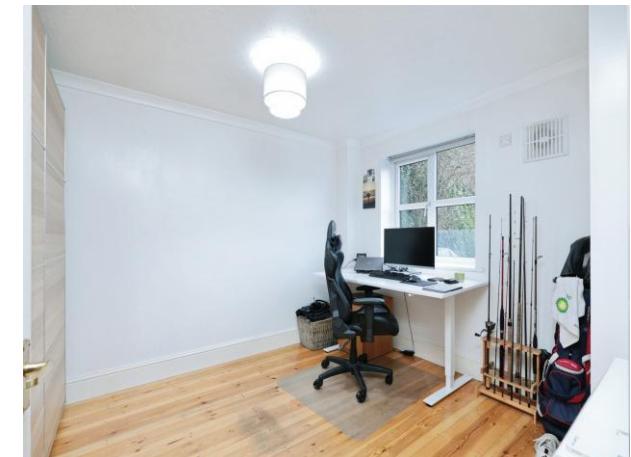




Total floor area 61.4 m<sup>2</sup> (661 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells



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: C  
 Council Tax  
 Band: C

Service Charge:  
 1792.00

Ground Rent:  
 129.60

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313552](http://connells.co.uk/Property/WYC313552)**

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.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WYC313552 - 0004