



Lansdowne Way, High Wycombe, Buckinghamshire, HP11 1UB

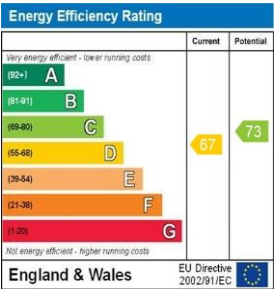
Well presented, two-bedroom, ground floor apartment for the Over 60's in popular sought after location.

| Ground Floor Apartment for the Over 60's | Part Time On-Site Warden | 24 Hour Assisted Alarm System | Small Storage Shed | Entrance Hall | Lounge with Patio Doors & Storage | Refitted Kitchen | Two Bedrooms | Modern Shower Room | Electric Heating | Double Glazing | Communal Facilities Including Residents Lounge Complimentary Laundry Facility and Guest Suite Available for Hire for Residents' Guests | Communal Grounds | Allocated Parking | No Onward Chain |

We are pleased to offer this ground floor apartment designed for the over 60's with a part time on-site warden including a 24-hour manned pull cord alarm system with emergency intercom. The development, known as 'The Acorns', is situated in an exceptionally convenient position close to local amenities, shopping facilities and bus stops. The development also has communal facilities including a residents lounge and complimentary laundry facility, there is the provision of a guest suite available to hire for residents visitors. The apartment comprises of a small storage shed adjacent to the front door, entrance hall, living room with an adjoining storage cupboard, refitted kitchen, two bedrooms, shower room, electric heating, double glazing. There are communal gardens and allocated residents parking. No onward chain, viewing recommended.

Price... £170,000

Leasehold



LOCATION

Popular development, ideally located close to extensive shopping, sport/leisure facilities, supermarkets and cinema as well as junction 4 of the M40 motorway. Located approximately 1.5 miles from High Wycombe town centre with a large array of shops, including a main line railway station which serves London Marylebone, Oxford and Birmingham.

DIRECTIONS

From High Wycombe town centre ascend the A404 Marlow Hill and continue to the Handy Cross roundabout. Take the fifth turning off the roundabout onto the A4010 John Hall Way and take the first right turning into Lansdowne Way. Follow the road around and just after the green bear left and follow the road around to the right into the development and the property can be found on the far left-hand side.

ADDITIONAL INFORMATION

Leasehold; 961 Years remaining: Service Charge; £281.38 Per month: We are advised that there is no Ground Rent payable. The development is run & managed by the Anchor Hanover Group.

COUNCIL TAX

Band C

EPC RATING

D

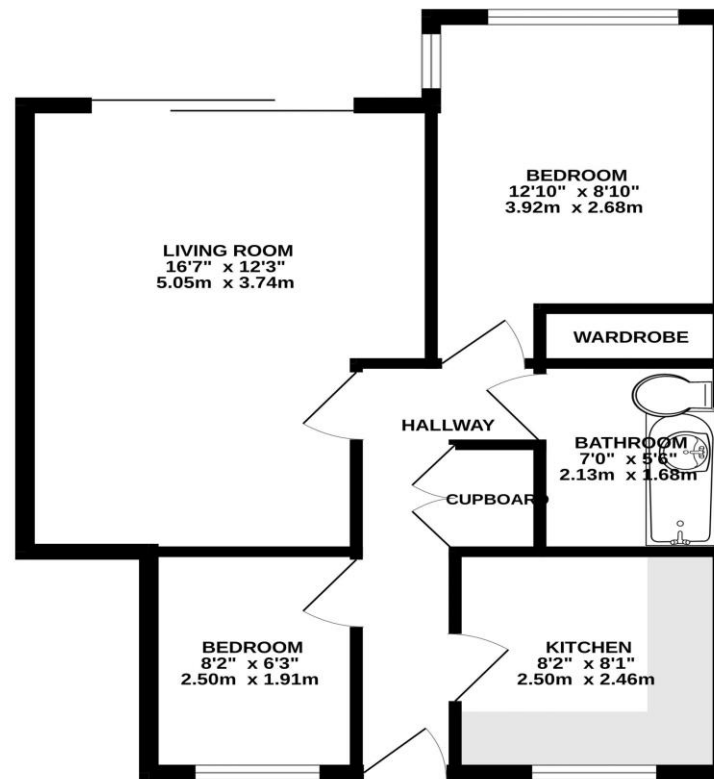
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership