



Connells

Lansdowne Way
High Wycombe



Property Description

A well-presented first-floor apartment, exclusively for residents aged 60 and over, ideally located in the sought-after Cressex area of High Wycombe.

This self-contained home benefits from its own private entrance, along with an external storage cupboard. A fitted stair lift provides convenient access to the first floor. Internally, the property offers a spacious living room with access to a private balcony, a well-equipped kitchen with white goods included, two generously sized bedrooms, and a modern shower room. The apartment also benefits from an allocated parking space.

Residents enjoy access to an excellent range of communal facilities, including a comfortable residents' lounge, laundry room, guest accommodation, on-site management staff, and a Careline alarm service for added reassurance.

The property is set within attractive, well-maintained communal gardens, offering pleasant outdoor space to relax and enjoy.

Conveniently positioned, the apartment is within easy walking distance of local amenities including a cinema, Aldi, Next, and Asda, with a regular bus service nearby providing access to High Wycombe town centre.

Entrance

With stairs, with stair lift, leading to first floor.

Landing

With doors to:

Living Room / Dining Room

12' 5" max x 12' 8" max (3.78m max x 3.86m max)

With electric fireplace and electric heater. Telephone and television points. Sliding patio doors leading to private balcony.

Kitchen

11' 2" max x 7' 9" max (3.40m max x 2.36m max)

Wall and base level storage. Space for white goods and oven.

Bedroom One

11' 2" max x 7' 9" max (3.40m max x 2.36m max)

With fitted wardrobe. Electric heater.

Bedroom Two

6' 2" max x 8' 2" max (1.88m max x 2.49m max)

With electric heater.

Bathroom

4' 1" max x 6' 5" max (1.24m max x 1.96m max)

Shower cubicle, wash hand basin and WC.

Communal Facilities

- on site manager
- a guest suite for visitors
- a maintained communal lounge for social activities and events
- residents' and visitors' parking
- maintained gardens for all residents to enjoy
- a shared laundry

Local Area

Located in the Cressex are of High Wycombe the property is just a short walk from a number of amenities including cinema and Asda; the park and ride service into the train station and town centre passes nearby.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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1-3 Queen Victoria Road
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EPC Rating: E Council Tax
 Band: C

Service Charge:
 3400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/WYC313546](https://www.connells.co.uk/Property/WYC313546)

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.



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