



Connells

Gandon Vale
High Wycombe

Gandon Vale

High Wycombe HP13 5LG

for sale guide price
£250,000



Property Description

Quick sale wanted!

This generously sized two-bedroom apartment combines bright, modern living with fantastic views and an unbeatable extended lease—ideal for first-time buyers, investors, or anyone seeking a low-maintenance home in a premium location.

Step inside to a spacious, light-filled living room that flows effortlessly onto a private balcony, offering far-reaching outlooks—perfect for morning coffee, evening sunsets, or entertaining friends. An open archway leads to the well-appointed kitchen, equipped with plenty of storage, integrated oven and hob, and space for all essential appliances.

Both bedrooms are impressively proportioned. The main bedroom features fitted wardrobes, while the second bedroom offers superb flexibility—guest room, home office, or comfortable double, the choice is yours. The modern, fully tiled bathroom includes a shower-over-bath, WC, and hand basin.

A standout feature of this home is the extended lease. The current owners are adding 90 years, taking the lease to approximately 179 years—an exceptional long-term advantage that adds peace of mind and boosts future value.

With its welcoming communal entrance, beautiful views, village-location charm, and close proximity to amenities and Downley's scenic surroundings, this apartment represents a fantastic lifestyle and investment opportunity.

Early viewing is strongly recommended—homes in this location and condition don't stay available for long.

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)

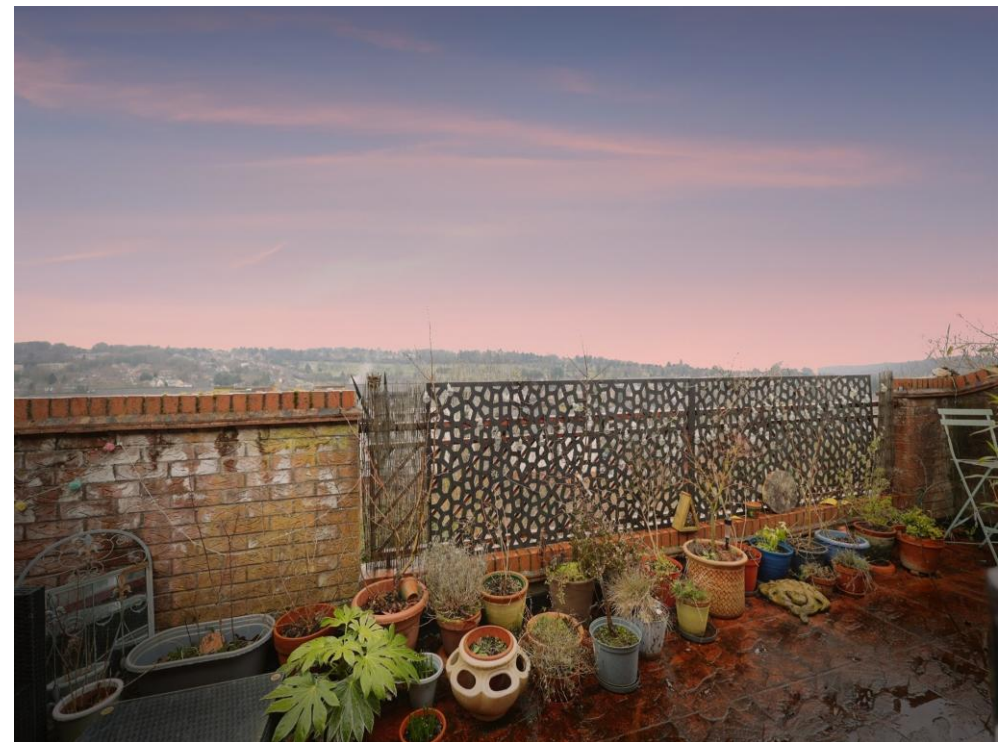
Bedroom Two

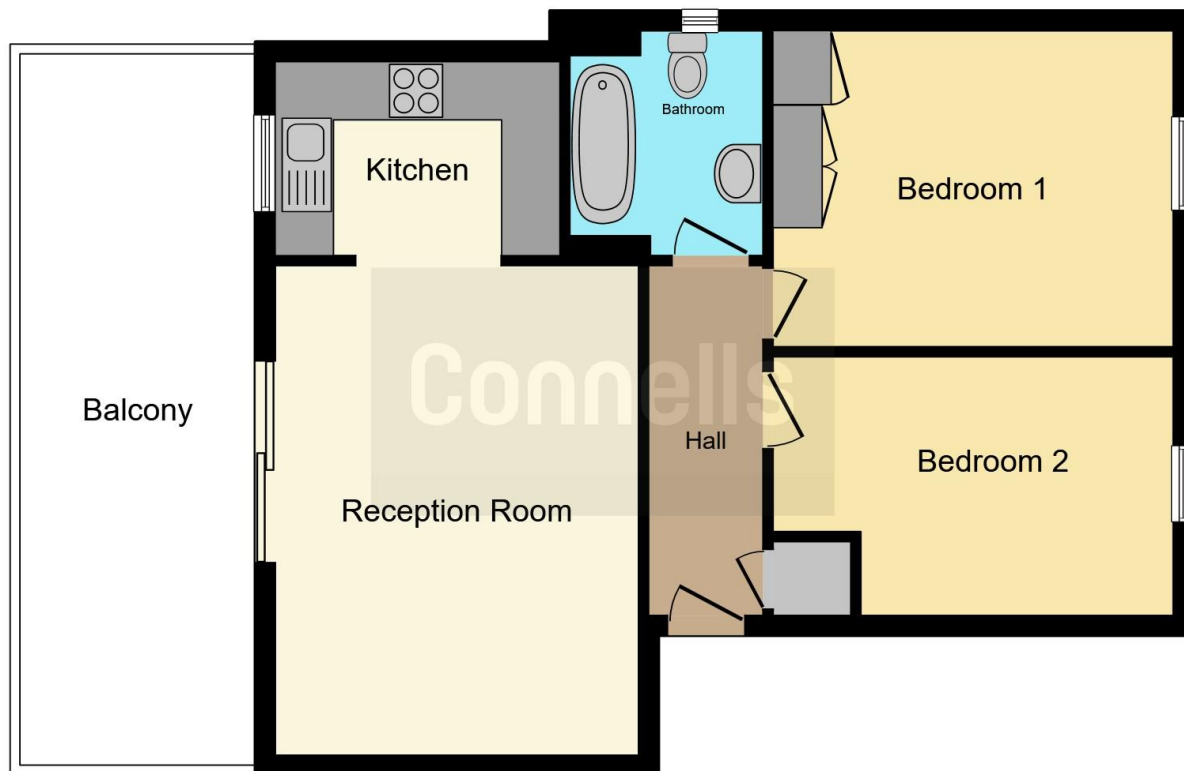
13' 7" max x 8' 8" max (4.14m max x 2.64m max)

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

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
 Band: C

Service Charge:
 1930.00

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.

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC312743 - 0015