



**Connells**

Lansdowne Way  
High Wycombe



### Property Description

A well-presented first-floor, two-bedroom apartment for residents aged 60 and over, ideally situated in the popular Cressex area of High Wycombe.

This self-contained home benefits from an outside storage cupboard, its own private entrance, with a fitted stair lift providing easy access to the first floor. Inside, the accommodation includes a spacious living room that opens onto a private balcony, kitchen with white goods included, two generously sized bedrooms, and a modern shower room.

Further benefitting from allocated parking space.

The development offers a range of excellent communal facilities, including a residents' lounge, laundry room, guest accommodation, on-site management staff, and a Careline alarm service for added peace of mind.

Attractive and well-maintained communal gardens surround the property, providing pleasant outdoor space.

Conveniently located, the apartment is just a short walk from local amenities such as a cinema, Aldi, Next, and Asda, with a regular bus service to High Wycombe town centre passing close by.

### 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 area 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

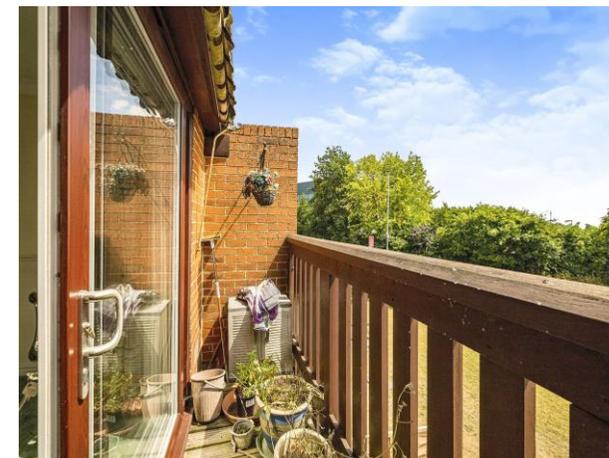
Service Charge:  
 3400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313546](http://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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Property Ref: WYC313546 - 0004