

Connells

Lansdowne Way
High Wycombe

Lansdowne Way
High Wycombe HP11 1UB

for sale offers in the region of
£180,000







Property Description

Situated within a sought-after retirement development at Lansdowne Way, this beautifully presented ground floor two-bedroom apartment offers comfortable, independent living in a well-maintained and friendly community. Finished to a high specification throughout, the property features a bright and spacious living area with patio doors opening directly onto a private garden area, providing the perfect space to relax and enjoy the outdoors.

The accommodation includes a modern fitted kitchen, two good-sized bedrooms, and a well-appointed bathroom comprising a shower, WC and wash basin. Residents also benefit from communal gardens and residents' parking, adding to the convenience and appeal of this attractive home.

The development offers an excellent range of communal facilities designed to enhance residents' lifestyles, including a welcoming residents' lounge, laundry room, guest suite for visiting family and friends, on-site management staff, and a Careline alarm service for added peace of mind. These facilities provide both independence and reassurance, creating a secure and sociable environment.

Location:

Ideally located in the popular Cressex area of High Wycombe, the property is within easy reach of a variety of local amenities, including supermarkets, cafés, a post office, healthcare services and a cinema. Excellent transport links include nearby bus routes and convenient access to Junction 4 of the M40, providing connections to London, Oxford and the wider motorway network. The area is also surrounded by the beautiful Buckinghamshire countryside and the Chiltern Hills, offering plenty of opportunities for scenic walks and outdoor recreation.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 51.8 m² (557 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

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To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: E

Council Tax Band: C

Service Charge: 3747.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313710

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.

The Property Ombudsman

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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.

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