



Connells

Gandon Vale
High Wycombe



Property Description

This well-presented ground floor two-bedroom apartment is ideally located on a popular residential road and benefits from its own private entrance. The accommodation begins with a welcoming entrance hall featuring useful built-in storage cupboards. The property is offered with no onward chain and has approximately 88 years remaining on the lease.

The apartment boasts a spacious dual-aspect living room, enhanced by both sliding doors and patio doors that provide direct access to the attractive communal gardens, creating a bright and inviting living space. The modern fitted kitchen includes a range of wall and base units, an integrated oven and hob, and space for essential white goods.

Both bedrooms are well proportioned, with the principal bedroom benefitting from a fitted wardrobe. The bathroom is fitted with a white suite comprising a bath with shower over, WC, and wash hand basin.

Additional features include electric heating, double glazing throughout, well-maintained communal grounds, and allocated residents' parking.

The charming village of Downley is within comfortable walking distance and offers a selection of local shops, as well as access to Downley Common and surrounding woodland linking to National Trust land. The area is well served by reputable local schools, while High Wycombe town centre, approximately one mile away, is easily accessible via a nearby bus route.

Entrance Hall

Reception Room

14' 7" max x 14' 5" max (4.45m max x 4.39m max)

Kitchen

11' 3" max x 9' 8" max (3.43m max x 2.95m max)

Bedroom One

14' 5" max x 8' 11" max (4.39m max x 2.72m max)

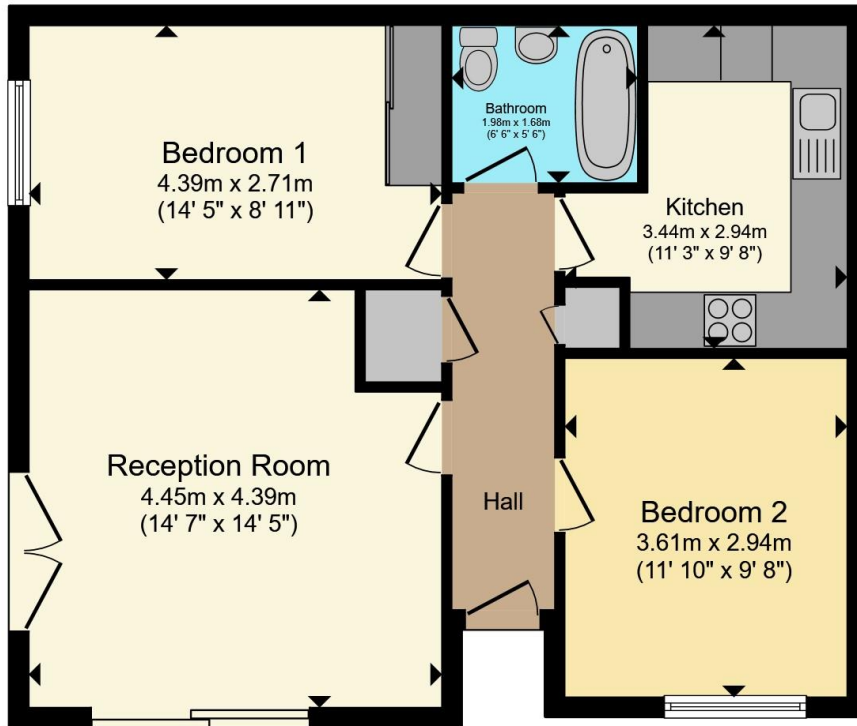
Bedroom Two

11' 10" max x 9' 8" max (3.61m max x 2.95m max)

Bathroom

6' 6" max x 5' 6" max (1.98m max x 1.68m max)





Total floor area 61.4 m² (661 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



To view this property please contact Connells on

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

Service Charge: 1900.00

Ground Rent: 129.60

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313552

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.

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