



**Keegan White**  
ESTATE AGENTS

77 Lansdowne Way | £120,000



## Features

- Over 60's Retirement Home
- No Onward Chain
- Very Well Presented
- Modern Kitchen
- Contemporary Bathroom
- Private Garden Area

A front door opens into the entrance hall that gives access to all rooms. The living room is large with separate lounge and dining areas, and windows to front and patio door to the rear that leads out to the private and communal gardens. The kitchen is modern with a good range of storage units above and below the worktop, electric hob and oven, slimline dishwasher, and windows to rear aspect. The bathroom has been refurbished in recent years, now providing a bath with overhead shower and shower screen, a WC, and a hand basin with vanity cupboard below.

There is also a window to side aspect, and a heated chrome towel rail. Finally, there are two bedrooms, one with windows to front and the other with windows to rear.

Externally, there is a private garden immediately to the back of the apartment, that extends out to communal gardens that is well maintained by the management company. Unlike most of the other apartments, No.77 also has an allocated parking bay adjacent to it.

77 Lansdowne Way | High Wycombe | HP11 1UB



Located on Lansdowne Way, the apartment is to the south side of High Wycombe, about 1.5 miles from the town centre. The property is also situated within a short walk of the new Costa, Next, Empire Cinema and both Waitrose and Asda are a short drive away. Similarly, within a 2 minute drive is Junction 4 of the M40 motorway offering convenient travel into London to the east, or Oxford to the west. Local bus services provide frequent transportation to the Train station, as well as to neighbouring towns such as Marlow and Maidenhead. The town itself has extensive retail shopping, restaurants, and leisure facilities for all, with bowls and cricket clubs at Rye Park and the new Sports Centre at Handy Cross provides facilities for people of all ages,

including the Olympic sized swimming pool.

Leasehold information to be verified by solicitors:

Lease Term Remaining 960 years.

Service Charge: circa £281.83 pcm / £3,381.96 pa.

No Ground Rent.

Council Tax: Band C.

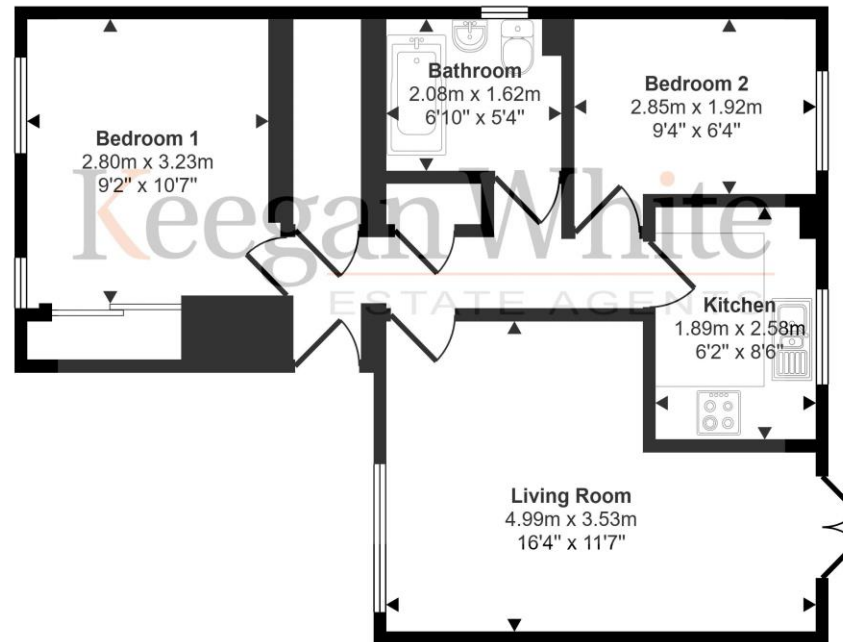
Energy Performance Rating: E (54).

Please note that there is a levey applied to the vendor when the property is sold which equates to 1% of the original purchase price for each year owned.





Approx Gross Internal Area  
50 sq m / 534 sq ft



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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