



Connells

Lansdowne Way
High Wycombe



Property Description

This well-presented first-floor apartment is exclusively for residents aged 60 and over, offering a comfortable lifestyle within a friendly and supportive community. The accommodation features a bright and spacious living/dining room, providing a versatile space for both relaxation and entertaining. The fitted kitchen is well-equipped with a range of wall and base units, while two generously sized bedrooms offer flexible living arrangements. Completing the interior is a modern, fully tiled shower room with a walk-in shower, wash hand basin and WC.

A private balcony provides the perfect place to enjoy some fresh air, and residents' parking is available on site for added convenience.

Residents benefit from an excellent range of communal facilities, including a welcoming lounge, laundry room and guest suite for visiting family and friends. For additional peace of mind, the development also offers access to a 24-hour care line service.

Ideally situated, the apartment enjoys easy access to local amenities. A nearby bus stop provides regular services to the town centre, while two supermarkets, a cinema and a variety of restaurants are all within easy reach. Junction 4 of the M40 is less than a two-minute drive away, offering excellent transport links to surrounding areas.

Entrance Hall

Reception Room

10' 9" max x 19' 7" max (3.28m max x 5.97m max)

Kitchen

11' 4" max x 8' 8" max (3.45m max x 2.64m max)

Bedroom One

6' 8" max x 10' max (2.03m max x 3.05m max)

Bedroom Two

12' max x 9' 1" max (3.66m max x 2.77m max)

Bathroom

6' 9" max x 5' 5" max (2.06m max x 1.65m 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

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: E Council Tax
 Band: C

Service Charge:
 3381.96

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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.



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.

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