A photograph of a two-story brick house with a brown tiled roof. The house has several windows with dark frames and white curtains. A central entrance door is visible, flanked by windows. The front garden is green with a concrete path leading to the door. There are some potted plants and a small bush in the garden. The sky is blue with some clouds.

106 Lansdowne Way, High Wycombe, Buckinghamshire, HP11 1UB - £160,000

A well-presented two-bedroom ground floor apartment with a private patio area in a popular development exclusively for the over 60's.

| Ground Floor Apartment For The Over 60's | Private Entrance | Living Room With Access To Private Patio Leading To Well Maintained Communal Gardens | Modern Kitchen & Shower Room | Two Bedrooms | Electric Heating | Double Glazing | Outside Storage Cupboard | Allocated Parking | The Development Has A Community Lounge | Laundry Room And Guest Suite for Hire | No Onward Chain | Viewing Is Strongly Recommended |

A well-presented ground floor retirement apartment in a popular develop for the over 60's. Located to the South of High Wycombe within easy reach of extensive shopping and leisure facilities. In brief the accommodation comprises; private entrance, entrance hall, living room with private patio leading onto well maintained communal gardens, modern kitchen and shower room, two bedrooms, double glazing, electric heating, outside storage cupboard, allocated parking. The development has a community lounge, laundry room and a guest suite for hire. A viewing is strongly recommended. Offered with no onward chain.

Price... £160,000

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Situated within a popular development ideally located a few minutes of extensive shopping and leisure facilities offered by the Handy Cross Hub, further supermarkets, cinema and junction 4 of the M40 motorway. Located under a mile away are the excellent facilities of High Wycombe town centre including access to the main line railway station which serves London Marylebone in under 30 mins as well as direct links to Oxford and Birmingham.



DIRECTIONS

From the roundabouts in the centre of town, ascend Marlow Hill, continuing through the three sets of traffic lights onto the roundabout at Junction 4 of the M40. Take the fifth exit onto John Hall Way and then take the first turning right into Lansdowne Way. Follow the road and after passing the green on the left, turn left (still Lansdowne Way) bare to the right where number 106 can be found on the right-hand side.



ADDITIONAL INFORMATION

Leasehold; 964 Years remaining; Service Charge £161.21 Per Calendar Month; There is no ground rent charge.

COUNCIL TAX

Band C

EPC RATING

E

MORTGAGE

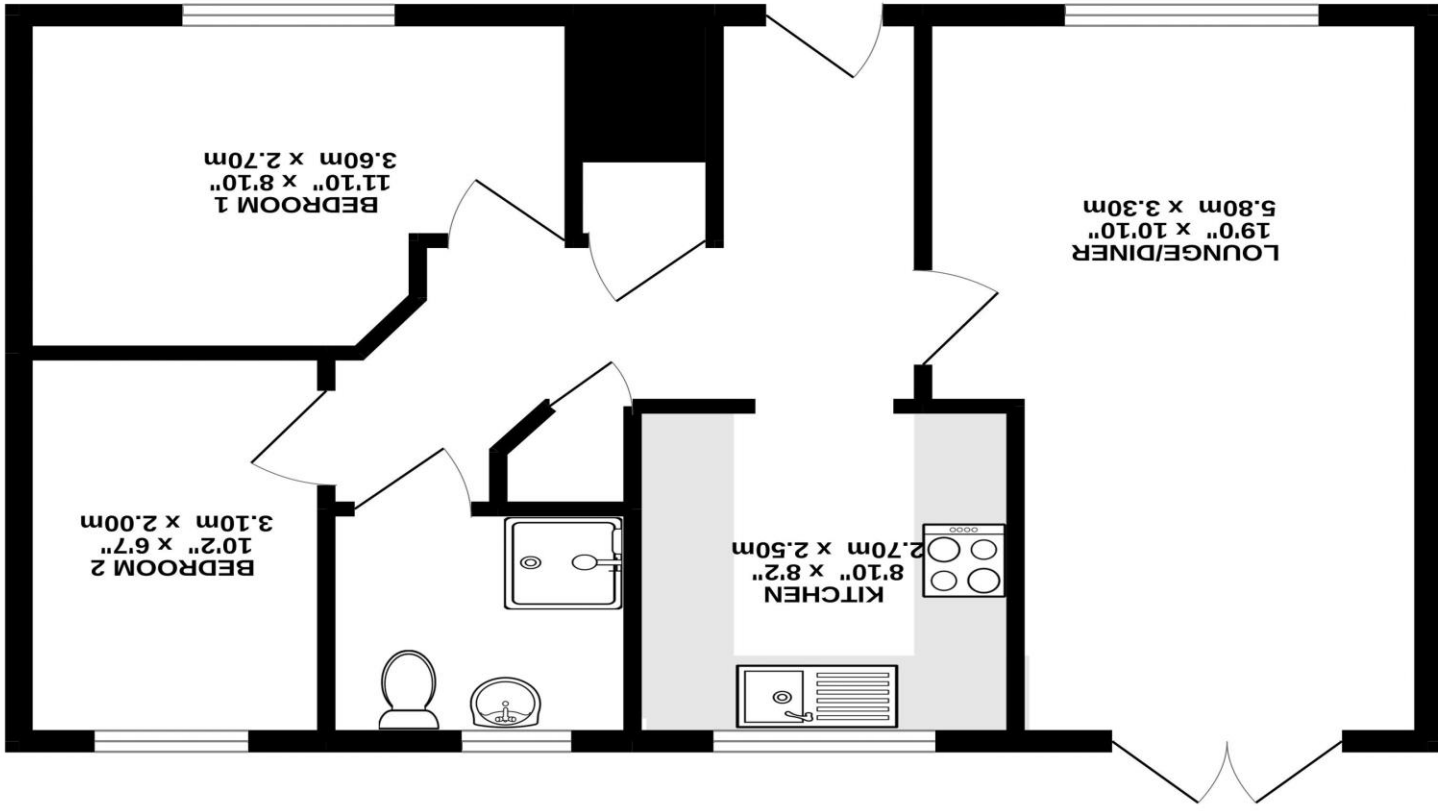
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.

TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.