



45 Windsor Lodge, Wellington Avenue, Princes **£269,000** *Leasehold*

A Two Double Bedroom Upper Floor Retirement Apartment With No Onward Chain

- A First Floor Two Bedroom Retirement Flat
- Recently Re-Decorated
- Generous Accommodation With Lift Access
- Lounge/Dining Room
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Pleasant Communal Gardens
- Vacant Possession & Long Lease
- EPC EER: C



This modern two double bedroom apartment offers generous sized accommodation and provides vacant possession. The accommodation comprises; communal reception area with residents lounge and lift leading to the first floor where the front door leads to a good size entrance hall with lounge/dining room. Modern fitted kitchen with built in appliances. Two double bedrooms, one with fitted mirror fronted wardrobe and modern fitted shower room.

The development includes a communal residents lounge where the site manager arranges many regular events and activities for the owners along with communal laundry room and a guest suite available for family or friends to stay overnight for a small charge. All served by a 24 hour care line and an in house manager. Externally the development enjoys stunning communal gardens which are extremely well kept and there is a carpark which is a private off street carpark for residents only.

Council Tax Band D
EPC EER: C
Service Charge: £2,755 PA
Ground Rent: £654 PA

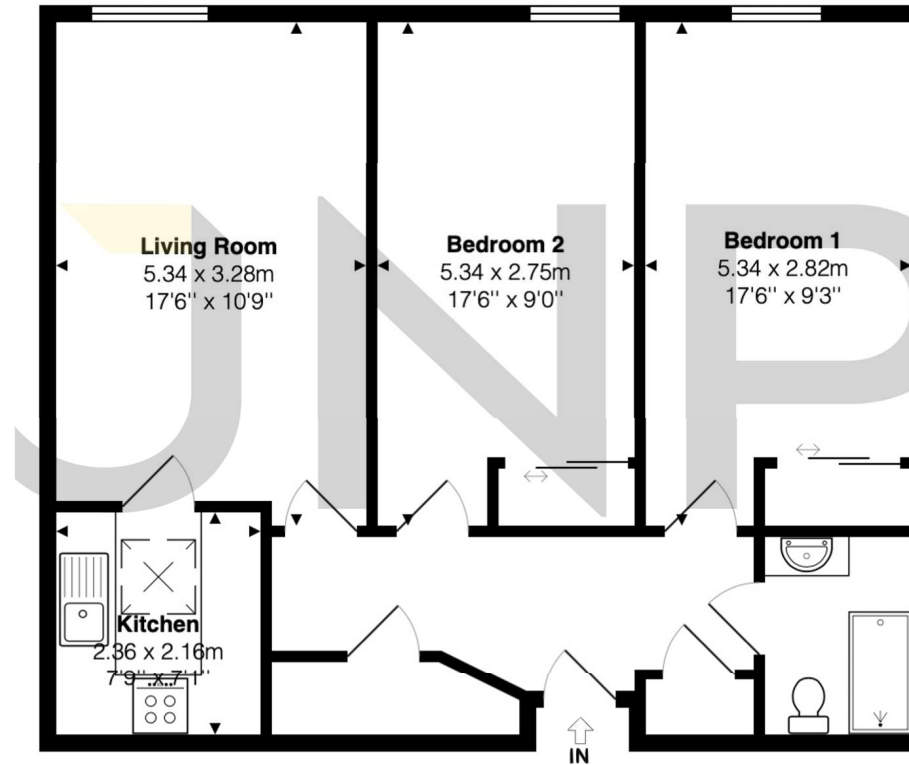
AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.





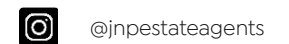
The approximate total area for the elements of the property represented on the floorplan is 68 SqM (731 Sq.Ft)

Windsor Lodge, Wellington Avenue, Princes Risborough, Buckinghamshire, HP27 9HY

This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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