

37 Windsor Lodge

Wellington Avenue | Princes Risborough | Bucks HP27 9EE



Price £179,500

ACCOMMODATION

One bedroom retirement apartment
Situating in a small and exclusive complex
Entrance hall way with intercom security
Camera entry system and 24 hour careline
Sitting room with fireplace and window
Kitchen with integrated appliances
Double bedroom with built in wardrobe
Bathroom with shower over bath
Communal residents lounge
Well maintained communal gardens



A well presented one bedroom first floor retirement apartment set in an exclusive development and built for over 60 years of age. The property has a lodge manager and 24 hour Careline support if required. In addition there is a popular communal lounge as well as a laundry room and well maintained communal gardens with ample seating area and private parking. The property has a reception hallway with intercom.



There is a well proportioned sitting room with feature fireplace housing coal effect electric fire and bay window giving views over the front of the development. The kitchen has a range of base and wall units with integrated appliances with wall mounted oven. The bathroom has a bath with shower over bath and shower screen and vanity unit whilst the bedroom has a small bay window with views to the front and built in fitted wardrobes with space for bed side cabinets. There is a lift and staircase from the communal hallway to the apartment.

KEY FEATURES

- One bedroom retirement property situated within Princes Risborough
- Wide range of shops including M&S Foodhall and Tesco's supermarket
- Excellent range of local amenities including doctors and dentists.
- Regular bus service into High Wycombe as well as train station to London
- Small and exclusive development for Over 60's with 24 Careline if needed
- Ground Rent £588.54 per annum. Maintenance Charges £2015.44 yearly
- Leasehold – 125 years from 1st January 2011.



Location

The attractive traditional market town of Princes Risborough nestles at the foot of the Chiltern Hills which offers a wide variety of shops. There is a swimming pool and sports centre as well all within walking distance of the picturesque High Street.

Princes Risborough is within easy driving distances of the larger towns of both High Wycombe and Aylesbury.

Princes Risborough is on the edge of the Chilterns Area of Outstanding Natural Beauty, with excellent countryside walks, cycle paths and bridleways in the area. There is a good rail network in the area with an excellent train service on the Chiltern Line to London Marylebone, with direct trains from 35 minutes, and road communications in the area are good with good road links to the National Motorway networks.

Local Authority – Buckinghamshire Council
– Wycombe

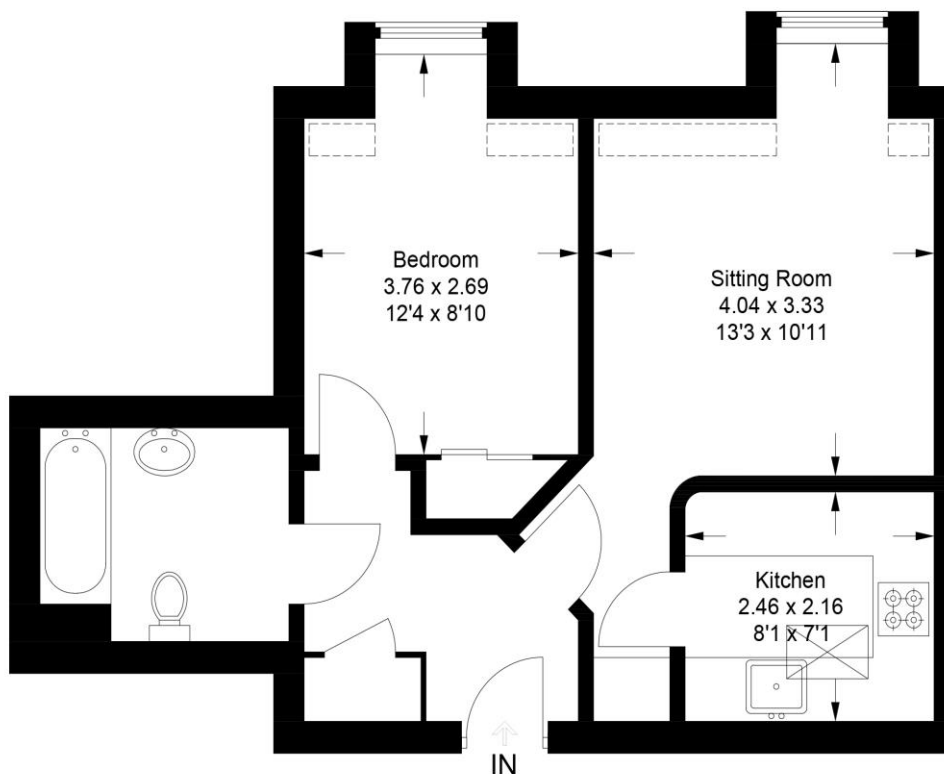
Council Tax - C

EPC - B

Approximate Gross Internal Area
41.8 sq m / 450 sq ft



= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

www.colombs.co.uk

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