



Windsor Lodge Wellington Avenue, Princes Risborough HP27 9EE



welcome to

Windsor Lodge Wellington Avenue, Princes Risborough

- 1 Bedroom 1st Floor Apartment
- Balcony
- Lodge Manager
- Owners Lounge
- Guest Suite Available

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3674.72

Ground Rent: 941.72

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000

view this property online brownandmerry.co.uk/Property/WDV106305



Property Ref:

WDV106305 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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The Property

A spacious one-bedroom retirement apartment, situated within the highly regarded Windsor Lodge retirement development on Wellington Avenue in the popular market town of Princes Risborough.

Occupying a first-floor position and conveniently served by a lift, the apartment enjoys a peaceful and enviable setting, with attractive views across the adjoining park and surrounding countryside. The tranquil outlook creates a wonderfully relaxing environment in which to enjoy independent retirement living.

The accommodation features a living room opening to a private balcony. A space in which to sit and enjoy the view. the modern kitchen is well appointed and thoughtfully designed, offering practical to use. The bedroom provides a peaceful and comfortable retreat, while the modern bathroom is finished to a good standard.

Windsor Lodge is a popular and well-maintained retirement development, ideally positioned for access to the many amenities and facilities of Princes Risborough.



 **brown & merry**



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