



Windsor Lodge Wellington Avenue, Princes Risborough - HP27
£275,000





- Independent living retirement apartment for the over 60's in popular complex
- Ground floor
- Two bedrooms
- Well positioned in the building for access to communal areas
- 24 Hour careline system and lodge manager
- Residents parking
- Communal gardens
- No onward chain



A spacious and bright two bedroom ground floor apartment, offered with no onward chain, situated at the rear of this pleasant and popular retirement complex for the over 60's. The property is light and airy throughout, offering generous living accommodation and the benefit of direct, separate access to the well-tended communal gardens — perfect for enjoying the peaceful surroundings.

The apartment comprises two spacious bedrooms, a well-proportioned living/dining room, fitted kitchen, and one bathroom.

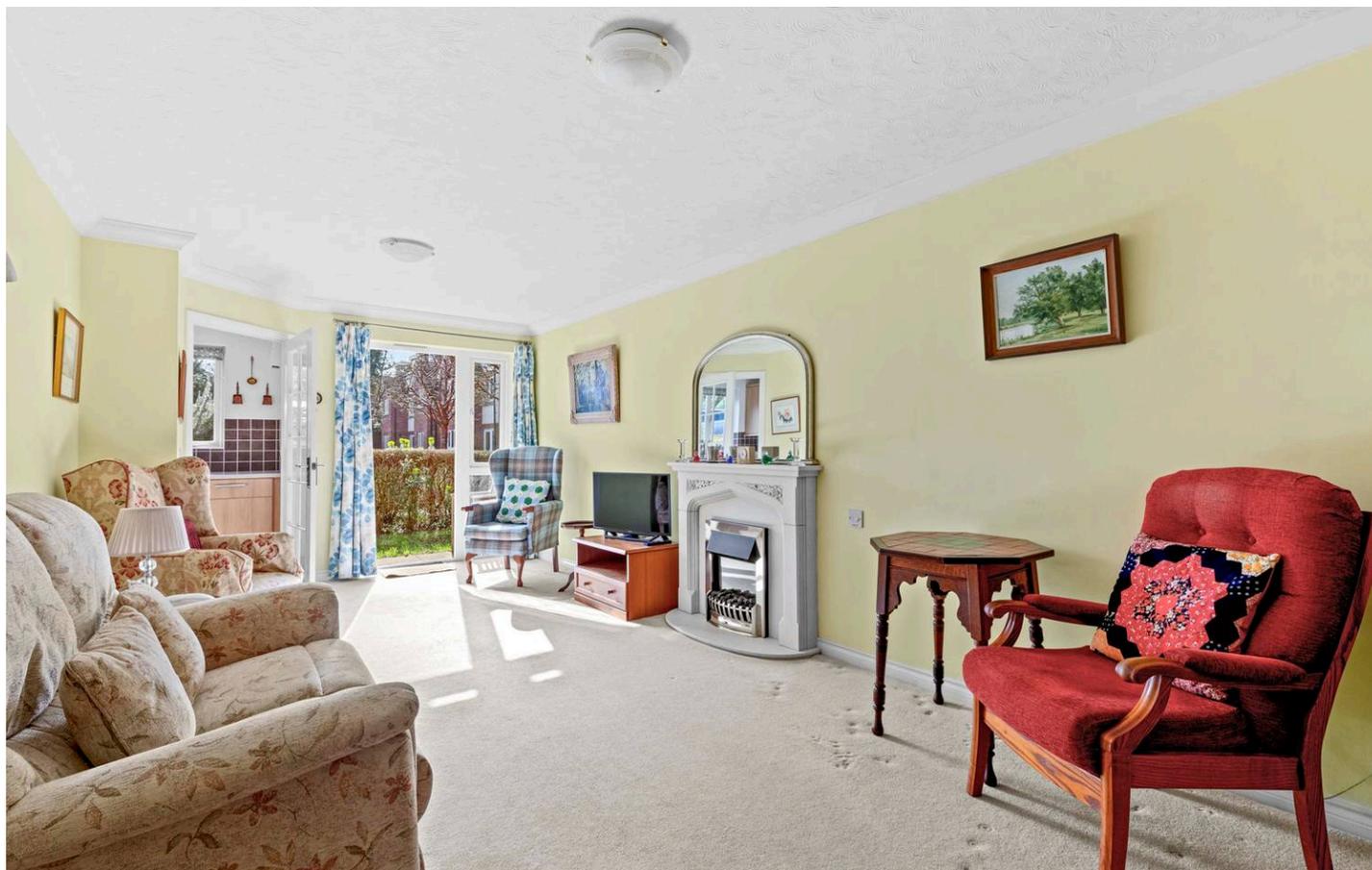
This development offers an in-house manager on weekdays, a 24-hour careline system, and excellent communal facilities including a Residents' Lounge with a range of social activities, a laundry room with washing machines and tumble dryers, and beautifully maintained ornamental gardens. There is residents' parking to the front and side, as well as a scooter shelter with charging points.

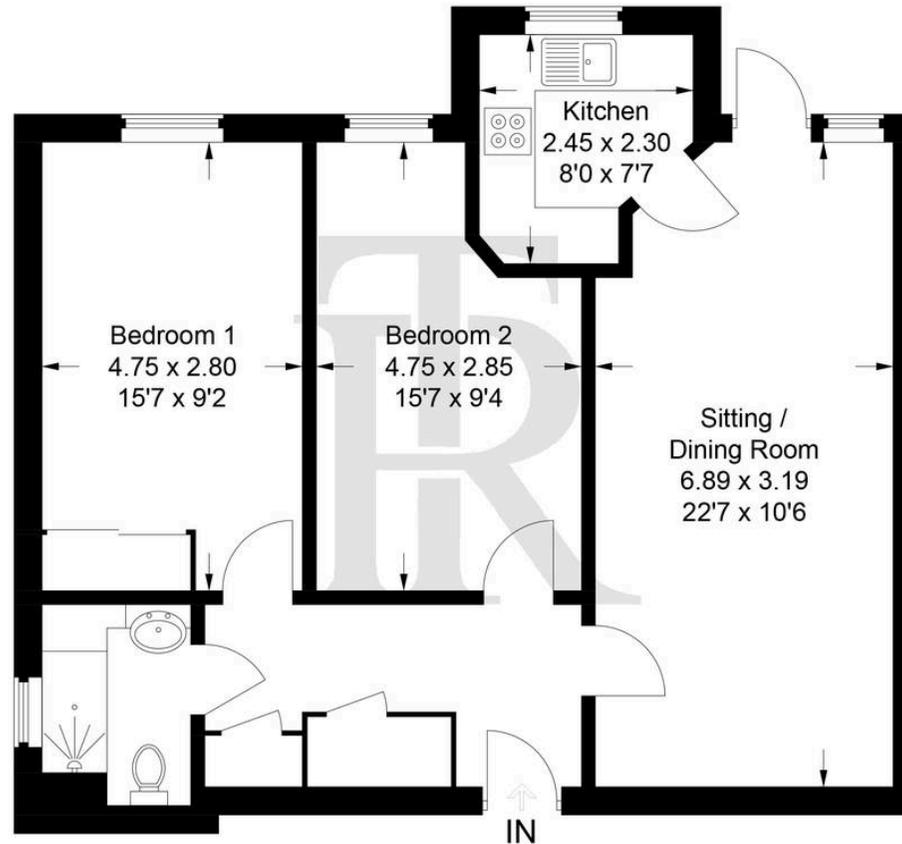
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor

18 Windsor Lodge, Wellington Avenue, HP27 9EE

Approximate Gross Internal Area = 66.3 sq m / 714 sq

Floor Plan produced for Tim Russ & Company by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.