Hurst Estate Agents

The Acorns, 104 Lansdowne Way, High Wycombe, Bucks, HP11 1UB

Offers In The Region Of £95,000

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Hurst are please to offer to the market a rarely available, two bedroom, retirement apartment, set within a small and secluded development in the Cressex area of High Wycombe and exclusively for the over 60's only, that does require a large degree of redecoration and modernisation throughout. The location is perfect, situated down a quiet cul-de-sac and great for those needing public transport as there are a number of bus stops within walking distance, as well as an array of local shops, it is also just a short drive of John Lewis, retail outlet and Booker Common which offers miles of countryside walks. The accommodation includes; entrance hallway, fitted kitchen, lounge, two bedrooms and bathroom. The property also benefits from; electric heating, double glazing, parking, and a communal garden area. The property is available to view straight away and is offered to the market with no onward chain. As with most retirement developments, there is an end of ownership sink fund, which is paid upon re-sale at a rate of 1% of original purchase price for each year owned.

Communal Facilities include:
- On site manager.
- Emergency pull cord system in place to summon help in case of emergency.
- Guest suite/bedroom available for visitors to hire at a reasonable charge.
- Well maintained communal lounge for social activities and events.
- Shared FREE laundry facilities.

OVER 60'S RETIREMENT FLAT

ALLCOATED PARKING

TWO BEDROOMS

IN NEED OF MODERNISATION

ELECTRIC HEATING

DOUBLE GLAZING

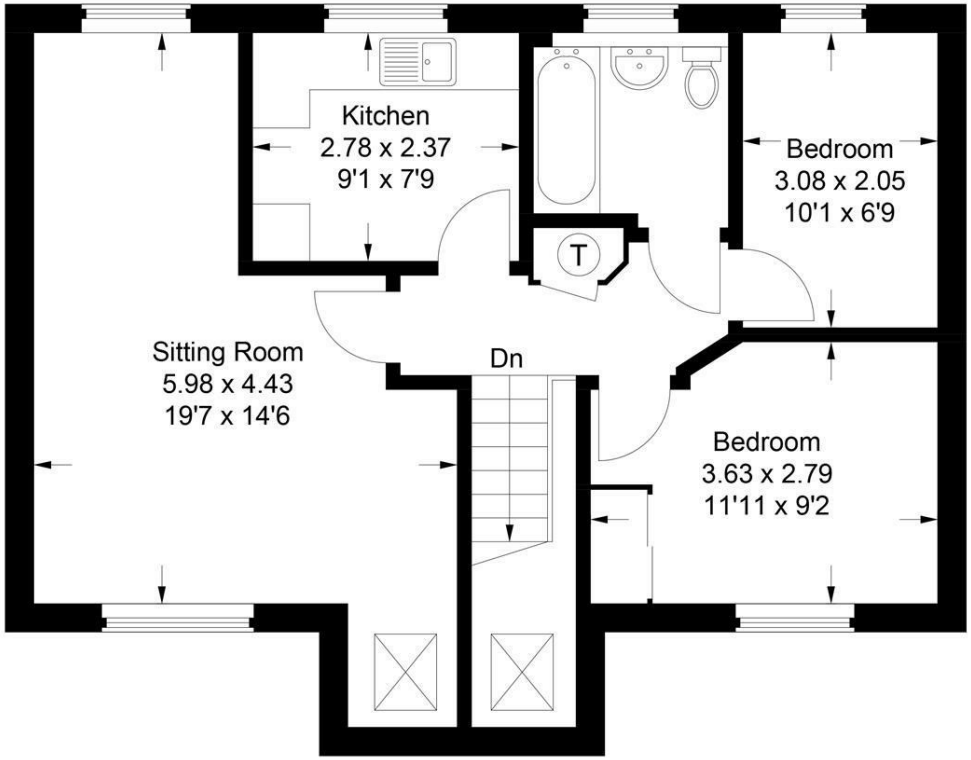
NO CHAIN

CLOSE TO BUS ROUTE & M40

CUL-DE-SAC LOCATION

LONG LEASE REMAINING

Approximate Gross Internal Area
60.1 sq m / 647 sq ft



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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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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