



8 Windsor Lodge Wellington Avenue

Guide Price £150,000

 **TIM RUSS**
& Company



8 Windsor Lodge Wellington Avenue

Princes Risborough

- One bedroom retirement apartment
- Modern kitchen
- Spacious living room
- Modern bathroom
- Spacious double bedroom
- Town centre location

Princes Risborough is a popular Buckinghamshire market town set at the foot of the Chiltern Hills, offering an excellent balance of countryside living and everyday convenience. The town has a wide range of independent shops, cafés, restaurants and supermarkets, along with highly regarded primary and secondary schools, leisure facilities and a thriving community. For commuters, Princes Risborough railway station provides regular direct services to London Marylebone, while the nearby A4010, A40 and M40 offer excellent road links to High Wycombe, Oxford and London. Surrounded by beautiful countryside, the area also boasts an abundance of walking and cycling routes, making it an ideal location for those who enjoy the outdoors.



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Princes Risborough

Well-presented ground floor one-bedroom retirement apartment in town centre. Features modern kitchen, communal gardens, residents' lounge, and easy access to shops and transport.

Situated within a sought-after retirement development in a convenient town centre location, this well-presented one-bedroom ground floor apartment offers comfortable and low-maintenance living within a welcoming community setting.

The accommodation comprises a bright and spacious living room, a well-appointed modern kitchen, a generous bedroom and a contemporary bathroom. The ground floor position provides easy access and convenience, making this an ideal choice for those looking for a peaceful and practical retirement home.

Residents benefit from attractive communal gardens and a welcoming residents' lounge, providing a lovely space to relax and socialise. With local shops, amenities and transport links close by, this delightful apartment offers an excellent opportunity to enjoy a comfortable lifestyle in a popular retirement setting

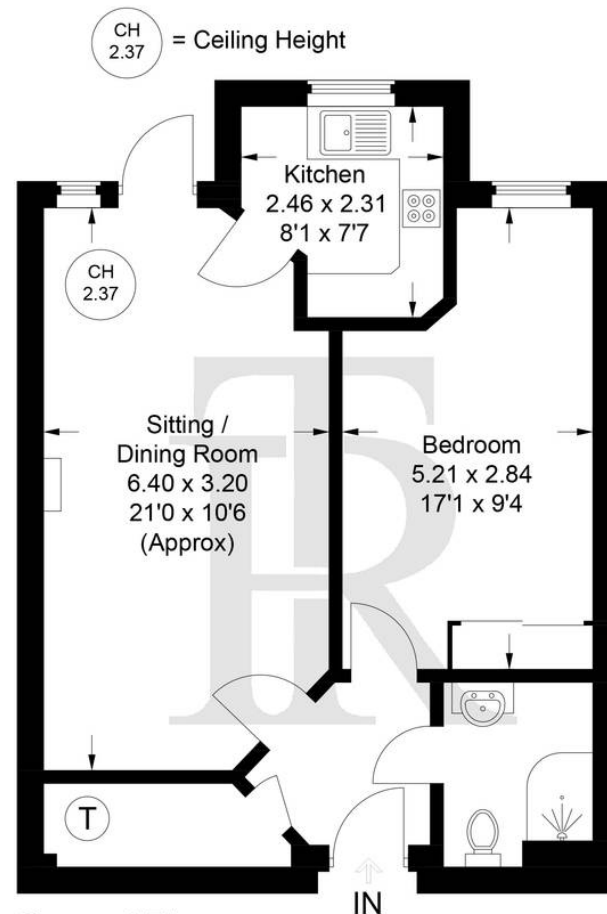
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Ground Floor

8 Windsor Lodge, HP27 9EE

Approximate Gross Internal Area = 49.3 sq m / 531 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
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/

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