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Wellington House
Longwick

Wellington House,
Lower Icknield Way,
Longwick,
Buckinghamshire
HP27 9RZ

Guide Price - £225,000

This charming two double bedroom apartment is located in the peaceful village of Longwick in Buckinghamshire enjoying excellent transport links. Priced at £225,000, this property is perfect for first-time buyers, investors or those looking for a comfortable and affordable home.

Upon entering the apartment, you are greeted by a light and airy entrance hall, 'open plan' kitchen/living room with integrated appliances with space for dining and perfect for entertaining guests or relaxing after a long day. The room is filled with natural light with a double aspect, creating a warm and inviting atmosphere. The neutral contemporary decor allows for personalisation and the addition of your own personal touch. The apartment boasts two well-proportioned double bedrooms, both with bespoke fitted wardrobes and a modern shower room. Outside there is allocated parking for one car, a communal garden and further visitors space. The property also benefits from gas central heating and UPVC double glazing.



Longwick

Longwick is a small village, positioned close to open countryside and the Chiltern Hills. There is a range of modern and period housing along with a general store/post office, a garage, public house and a well respected primary school. Approximately one mile away is Princes Risborough offering more comprehensive shopping and leisure facilities. There are excellent primary and secondary schools nearby in both the state and private sectors including grammar schools in Aylesbury and High Wycombe. The M40 motorway is within easy reach (via either J4 or J6) providing links to London, Oxford and The Midlands. Chiltern Railways fast train services run from Princes Risborough very regularly and reaches London Marylebone in approximately 35 minutes.



LEASE - 118 YEARS REMAINING
SERVICE CHARGE - £1,096 P/A
GROUND RENT - £250 P/A
EPC RATING - C
COUNCIL TAX BAND - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Approximate total area⁽¹⁾
528.29 ft²
49.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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