

One Bedroom

APARTMENT

SPENSER HOUSE

WENDOVER ROAD

Flat 8, Spenser House, Wendover
Road, Buckinghamshire HP21 9LL



LEASEHOLD

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SPENSER HOUSE

Spenser House, Wendover Road, Aylesbury is situated in a prime location, offering the perfect balance of convenience and tranquillity. Just a short distance from Aylesbury town centre, residents benefit from easy access to a wide range of amenities, including shops, cafes, restaurants, and leisure facilities. Aylesbury's mainline train station is within walking distance, offering direct

THIS HOME FEATURES

ONE BEDROOM APARTMENT
SPACIOUS LIVING SPACE
COMMUNAL GARDEN
NEARBY SHOPS &
AMENITIES
DOUBLE BEDROOM
FITTED KITCHEN
ALLOCATED PARKING

services to London Marylebone in under an hour, making it an ideal choice for commuters. With local parks, green spaces, and excellent schools nearby, this area provides everything you need for modern, comfortable living.

We Sold It are pleased to present this well-proportioned third-floor, one-bedroom apartment located in the sought-after Spenser House on Wendover Road, Aylesbury. The apartment offers a spacious lounge/dining room, perfect for relaxation and entertaining. The modern fitted kitchen is well-equipped for everyday needs. The property includes a generous double bedroom, a modern bathroom, and allocated parking. Residents can enjoy the added benefit of a communal garden area. With its close proximity to Aylesbury town centre and mainline train station, this apartment is an ideal choice for first-time buyers, professionals, or investors.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



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