

2 Bedroom DUPLEX APARTMENT WALK TO TOWN

11 RIPON HOUSE, AYLESBURY
BUCKS HP21 7LG



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LOCATION

Ripon House is set just off the Wendover Road, within walking distance to local shops, schools, and green open spaces. The area is well-connected, with frequent bus services and Aylesbury train station close by, providing direct links into London Marylebone.

The location is ideal for those looking for a quieter residential setting without compromising on access to town centre amenities. Local supermarkets, cafes, and

TWO-BEDROOM DUPLEX APARTMENT

PRIVATE ENTRANCE

SPACIOUS LOUNGE/DINER

SEPARATE FITTED KITCHEN

TWO BEDROOMS

NO ONWARD CHAIN

48 YEARS REMAINING ON THE LEASE -

CASH BUYERS PREFERRED

WALKING DISTANCE TO SHOPS, BUSES
AND SCHOOLS

EXCELLENT INVESTMENT OR FIRST-
TIME PURCHASE OPPORTUNITY

healthcare facilities are all within easy reach, while Aylesbury town centre offers a vibrant mix of retail, dining, and leisure options. A great spot for both owner-occupiers and buy-to-let investors alike.



We Sold It are pleased to present this spacious and well-laid-out two-bedroom duplex apartment, located in a tucked-away residential area just off Wendover Road. Accessed via its own private front door, the property opens into a welcoming entrance hall, with stairs rising to the first floor. The lower floor also features a well-proportioned kitchen and a generous living/dining room positioned to the rear. Upstairs, the property comprises two bedrooms—both offering good proportions—and a three-piece bathroom suite. The property is offered to the market with no onward chain, making it an ideal opportunity for cash buyers or investors. Please note: the lease currently has 48 years remaining, so the property is best suited to cash purchasers or those intending to extend the lease post-completion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 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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