



Connells

Abbot Ridge
Long Crendon Aylesbury

Abbot Ridge Long Crendon Aylesbury HP18 9BH

for sale guide price
£190,000



Property Description

Situated in the attractive and highly sought-after village of Long Crendon, this charming one-bedroom first-floor apartment forms part of the well-regarded Abbot Ridge development. The property offers a blend of comfortable modern living and a peaceful, community-focused setting.

Inside, the flat is light and airy, featuring a generously sized open plan living and dining area that offers flexibility for both relaxation and entertaining. The adjoining kitchen is modern and functional, fitted with a range of base and wall units, integrated appliances, and ample counter space.

The double bedroom is well-proportioned and includes space for freestanding furniture and storage. The bathroom is sleek and contemporary, comprising a full suite with shower over bath, wash basin, and WC-designed with both style and practicality in mind.

Residents of Abbot Ridge benefit from well-maintained communal grounds and designated resident parking, adding convenience and ease to daily living. The development enjoys a quiet, tucked-away location while still being within walking distance to the village centre, where you'll find charming pubs, local shops, and excellent primary and secondary schools.

Perfect for first-time buyers, investors, or downsizers seeking a home with character and ease of maintenance, this property represents a rare opportunity to secure a slice of village life in one of Buckinghamshire's most desirable locations.



Kitchen

9' 2" x 6' 2" (2.79m x 1.88m)

Living Room

10' 7" x 14' 7" (3.23m x 4.45m)

Utility

5' 3" x 7' 5" (1.60m x 2.26m)

Master Bedroom

11' 8" x 11' 6" (3.56m x 3.51m)

Bathroom

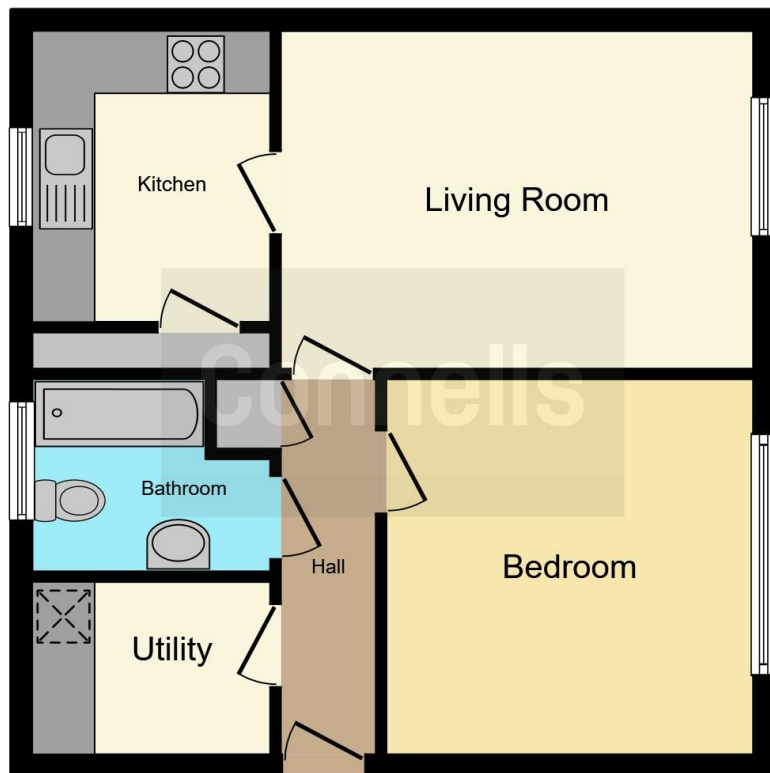
6' 1" x 7' 5" (1.85m x 2.26m)

Long Crendon is an historic village considered by many to be one of the most attractive residential villages in the area. It provides a good range of facilities including post office, Local shop. primary school, café and public houses and restaurants and butcher.

The market town of Thame 2.3 miles away provides a good range of amenities including a Sports Centre, shops, supermarkets, restaurants and schools.

In addition to Lord Williams Schools in Thame, the village is also in the catchment for Henry Floyd Grammar School in Aylesbury. For the commuter, the M40 (junction 6) is approx. 6 miles and a railway service into London Marylebone via the Chiltern line is located nearby in Haddenham





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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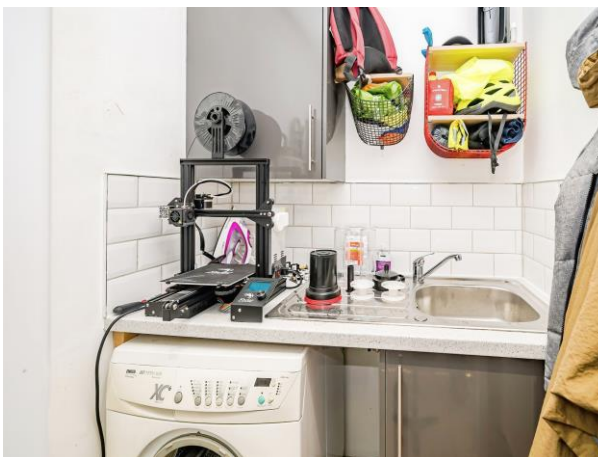
EPC Rating: C Council Tax
 Band: B

Service Charge: 759.92 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/THM306318

This is a Leasehold property with details as follows; Term of Lease 114 years from 19 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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