



Connells

Orchard Court Wendover Road
Aylesbury



Property Description

Stylish Two-Bedroom Ground Floor Apartment on Wendover Road. Located in a sought-after area, this spacious ground floor flat offers modern living with the convenience of allocated parking.

Step inside to a welcoming entrance hall featuring two generous storage cupboards-ideal for coats, shoes, and everyday essentials. The apartment boasts two double bedrooms, including a master suite complete with its own en-suite bathroom fitted with a sleek shower cubicle. The second bedroom is served by a contemporary family bathroom with a full-size bath and overhead mixer shower. The heart of the home is the open-plan living and kitchen area. The kitchen is finished with laminate flooring and showcases a range of high-gloss wall and base units, along with ample space for white goods. The lounge is bright and inviting, with French doors opening to the rear, creating a seamless flow to the outdoors. There's also plenty of room for a dining table and chairs-perfect for entertaining or relaxing.

Additional benefits include one allocated parking space, making this an ideal choice for professionals, couples, or small families seeking comfort and convenience.

Orchard Court is situated on the Wendover Road on the desirable South-side of Aylesbury. Just 0.8 mile walk to London bound mainline Train Station and Town Centre. With a selection of pubs and restaurants including the Broad Leys, situated

merely a few hundreds yards away and variety of nearby country walks and green

Entrance Hall

Door to front
Storage cupboard
Carpet underfoot

Lounge

20' 11" x 14' 6" (6.38m x 4.42m)
Window to rear
French doors to rear
Radiator
Carpet underfoot

Kitchen

20' 11" x 14' 6" (6.38m x 4.42m)
Wall and base units
Sink/drain
Splashback tiling
Electric oven and hob
Space for washing machine and dishwasher
Space for fridge/freezer
Boiler
Radiator
Laminate flooring
Window to rear and side

Bedroom One

17' 6" x 10' 9" (5.33m x 3.28m)
Window to rear
Radiator

Carpet underfoot

En-Suite

WC

Wash hand basin

Shower cubicle

Extractor fan

Tiling to splashback

Shaving point

Radiator

Bedroom Two

13' 8" x 7' 10" (4.17m x 2.39m)

Window to rear

Radiator

Carpet underfoot

Bathroom

WC

Wash hand basin

Radiator

Bath/mixer with shower

Extractor fan

Shaving point

Part tiling

Laminate flooring

Storage Cupboard

2' 6" x 5' 7" (0.76m x 1.70m)

Large storage cupboard with lighting

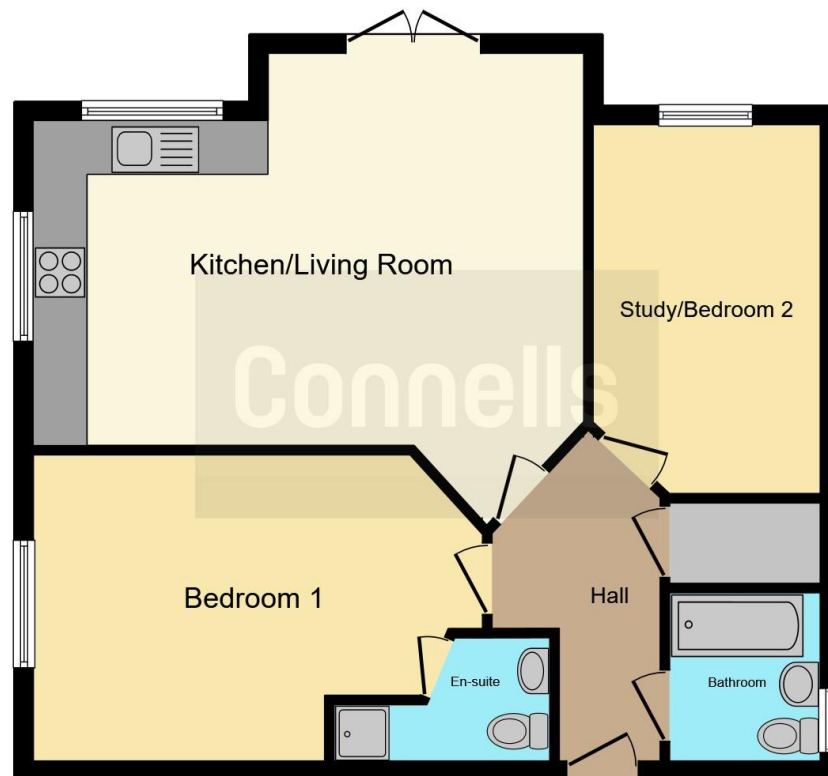
Parking

One allocated space









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

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1700.00

Ground Rent:
 225.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312631

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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