



**Connells**

Orchard Court Wendover Road  
Aylesbury



## Property Description

Discover this beautifully presented two-bedroom ground floor apartment on the highly desirable Wendover Road, offering contemporary living, generous space and the convenience of allocated parking.

The property welcomes you with a bright entrance hall, complete with two large storage cupboards—perfect for keeping everyday items neatly tucked away. Both bedrooms are well-proportioned doubles, with the master bedroom benefiting from a private en-suite fitted with a modern shower. The second bedroom is served by a stylish family bathroom featuring a bath and overhead mixer shower.

At the heart of the home is the impressive open-plan kitchen/living area, ideal for both relaxing and entertaining. The kitchen offers high-gloss units, ample worktop space, and room for essential appliances, while the living area enjoys French doors opening onto the rear, allowing natural light to flood the room and providing a lovely indoor-outdoor feel.

Further benefits include one allocated parking space and secure entry.

Located within Orchard Court on Aylesbury's sought-after South Side, the property is ideally positioned just 0.8 miles from the mainline station with direct links to London, and a short distance from the town centre. The area offers a selection of popular pubs and restaurants—including The Broad Leys just a few hundred yards away—along with

nearby countryside walks and green spaces to enjoy.

### 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/drainer  
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

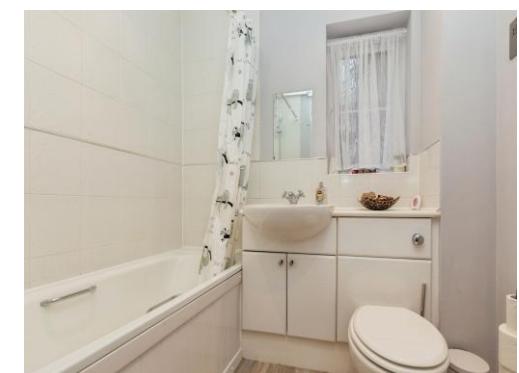
## Storage Cupboard

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

Large storage cupboard with lighting

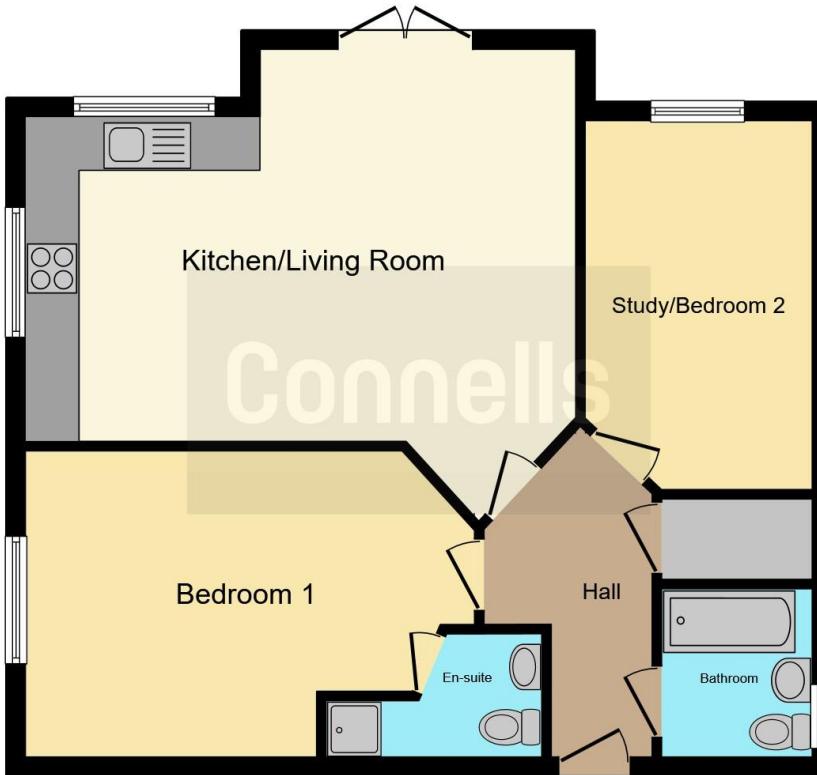
## Parking

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](http://www.focalagent.com)

To view this property please contact Connells on

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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](http://www.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

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Property Ref: ALS312631 - 0003