



Connells

Orchard Court Wendover Road
AYLESBURY



Property Description

**** 50% SHARED OWNERSHIP **** Situated in a desirable location, this spacious ground floor property combines modern living with the added benefit of allocated parking.

The entrance hall welcomes you with a generous storage cupboard—ideal for coats, shoes and everyday items. The apartment offers two double bedrooms, including a master bedroom with its own en-suite fitted with a contemporary shower cubicle. The second bedroom is served by a modern family bathroom featuring a full-size bath with overhead mixer shower. At the heart of the home is the open-plan living and kitchen space. The kitchen features laminate flooring, glossy wall and base units, and ample room for appliances. The bright, inviting lounge benefits from French doors to the rear, creating an easy indoor–outdoor flow, with plenty of space for dining.

Further advantages include an allocated parking space plus visitor bays, making it an excellent choice for professionals, couples, or small families looking for comfort and convenience.

Positioned on Wendover Road on Aylesbury's popular Southside, the property is just 0.8 miles from the London-bound mainline train station and town centre. A range of pubs and restaurants, including The Broad Leys a few hundred yards away, plus nearby countryside

walks and green spaces, complete this ideal location.

Entrance Hall

Door to front
Large storage cupboard
Radiator

Lounge

15' 9" x 12' 6" (4.80m x 3.81m)
French doors to side
Window to side
Carpet underfoot
Radiator

Kitchen

9' 8" x 5' 8" (2.95m x 1.73m)
Window to side
Laminate flooring
Wall and base units
Gas hob and electric oven
Boiler
Part tiling
Space for fridge/freezer, washing machine, dryer

Bedroom One

12' 7" x 10' 8" (3.84m x 3.25m)
Window to front
Carpet underfoot
Radiator

Bathroom

WC
Wash hand basin
Towel radiator
Part tiling
Tiling underfoot
Shower cubicle
Extractor fan

Bedroom Two

11' 3" x 7' 2" (3.43m x 2.18m)
Window to front
Carpet underfoot
Radiator

Bathroom

WC
Wash hand basin
Part tiling
Tiling underfoot
Towel radiator
Extractor fan
Shaving point

Parking

One allocated and visitor spaces







Total floor area 64.9 m² (699 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2255.28

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312807

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312807 - 0003