



**Connells**

Orchard Court Wendover Road  
Aylesbury





## Property Description

Modern two bedroom ground floor apartment with a 50% shared ownership option available. 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

## En-Suite To Bedroom One

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 m<sup>2</sup> (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](http://www.propertybox.io)



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**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto: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/ALS312820](http://connells.co.uk/Property/ALS312820)**

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: ALS312820 - 0002