



PORTFOLIO
from



Clarence Court, Wendover, Buckinghamshire, HP22 6AB

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This well presented large two double bedroom ground floor apartments is situated in the highly sought after Clarence Court development.



This well designed development was built in 2005 by Banner Homes and provides a secure environment, with an age restriction of fifty years and over. This is one of just 10 apartments that were built as part of the overall scheme of just sixteen properties.

Entrance Hall

Entering the property you will find a light hallway with doors to all bedrooms, kitchen, two coat cupboards, the bathroom and the reception room.

Living Room

This light and airy room has windows and French doors to the court yard gardens, carpeted flooring, built in shelving and storage cupboards and a radiator.

Kitchen

The kitchen has a good range of both floor and wall units, work surfaces, a full range of integrated appliances, a four ring gas hob, oven, sink and drainer unit, window to the rear aspect, space for a breakfast table and a radiator.

Bedroom One

The main bedroom has a door to the en-suite shower room, built in wardrobes down one side, carpeted flooring, radiator and a window to the rear aspect.

Bedroom Two

The second bedroom is also a double room and has a built in wardrobe, carpeted flooring, a radiator and a window to the rear aspect.

Main Bathroom

The main bathroom has a bath with mixer taps, wash hand basin, low level W/C, part tiled walls and a heated towel rail.

Externally

Outside there is allocated parking and visitors parking behind electric gates with an intercom system. The communal gardens are a delight; beautifully maintained and a tranquil place to sit.



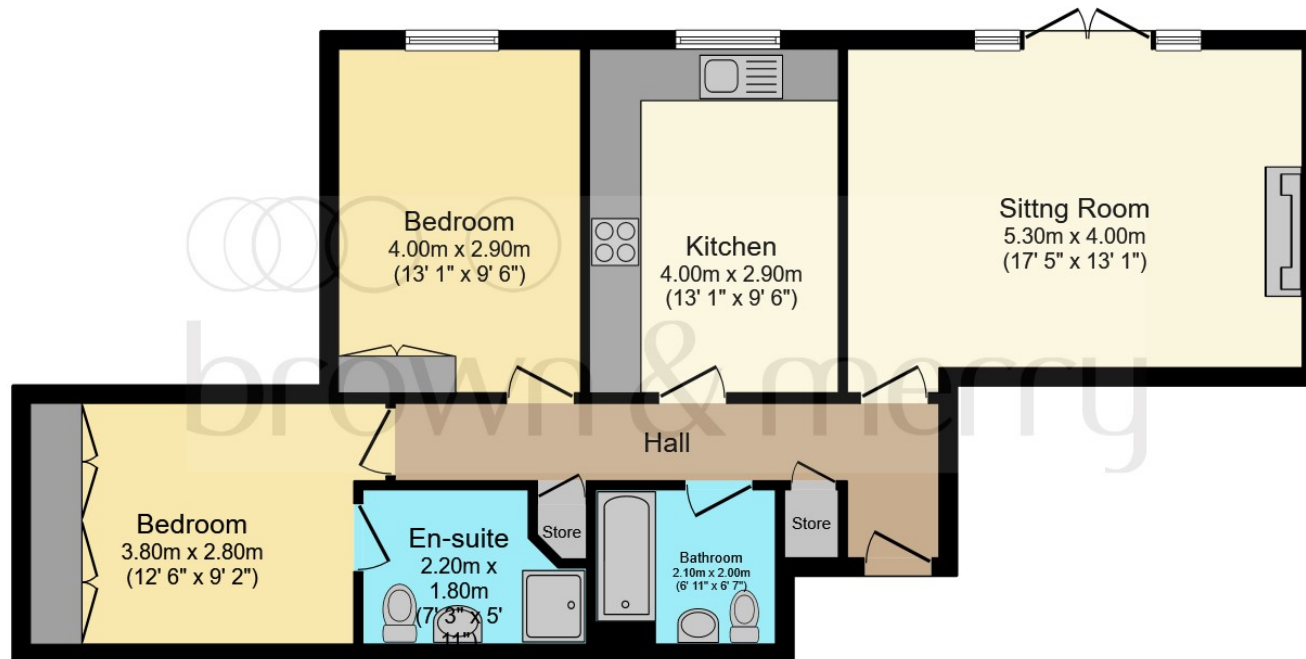
Location

This much admired gated development is situated in a private no-through road just off Dobbins Lane, in the heart of Wendover. You are situated only a few minutes level walk from the village centre, offering an interesting mix of eras and an eclectic mix of shops, pubs and restaurants. Also in Dobbins Lane you will find the Tennis Club, together with the Squash and Bowls Clubs. The station is again only a short walk and offers a frequent service to Marylebone (50mins), on the award winning Chiltern line. The A41(M) can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 can be found at High Wycombe.

Education

Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schooling; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School. (girls). Further education can be found at Aylesbury College.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by audioagent.com

welcome to

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The front door opens into a generous entrance hall. The well proportioned sitting room with French doors which open onto a private patio and the beautifully maintained communal gardens beyond. The kitchen/dining room is well fitted with contemporary units and a full range of integrated appliances. the master bedroom has built in wardrobes with a generous sized en suite shower room. There is one further double bedroom and a large well fitted family bathroom.

Price

£450,000

- Private Development
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Gated Allocated Parking

Tenure: Freehold

EPC Rating: C



PORTFOLIO from **brown & merry**

To find out more information or to arrange a viewing call

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