



**PORTFOLIO**  
from

  
**brown & merry**

Clarence Court, Forest Close, Wendover, Buckinghamshire HP22 6AB



# Clarence Court, Forest Close, Wendover, Buckinghamshire HP22 6AB

*An exceptional ground floor apartment, private front door with wheelchair access, two double bedrooms, master with en-suite, spacious sitting room and well appointed kitchen. Located in a gated development of age exclusive houses and apartments set in manicured communal gardens.*



## Entrance

The private front door opens onto a spacious reception hall, with doors to all accommodation, two storage cupboards.

## Sitting Room

A generous, bright and spacious sitting room with a large full height picture window to the front aspect flooding the room with natural light, a feature wall mounted fire provides a lovely focal point to this great entertaining space.

## Kitchen / breakfast room

Fitted with an extensive range of wall and base units, integral appliances, complementary work surfaces, tiled splash backs and ceramic tiled floor. Window to side aspect. Newly installed Worcester Bosch boiler.

## Master bedroom

A generous double bedroom with two built in cupboards offering excellent hanging and shelving storage. Window to front aspect, door to en-suite.



## En-suite

A thoughtfully designed and re-fitted, fully tiled wet room, offering a walk in shower, wash basin and low level wc.

## Bedroom Two

Another generous double bedroom, window to front aspect, built in cupboard.

## Bathroom

A white suite comprising of a bath with shower over, pedestal wash basin, low level WC, heated towel rail, partially tiled walls and tiled floor.

## Outside

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.





## Managed Freehold

\*A Managed Freehold is any freehold with shared amenities, where you pay a management / service charge or contribution.

## Service Charge

£1,955.11 pa

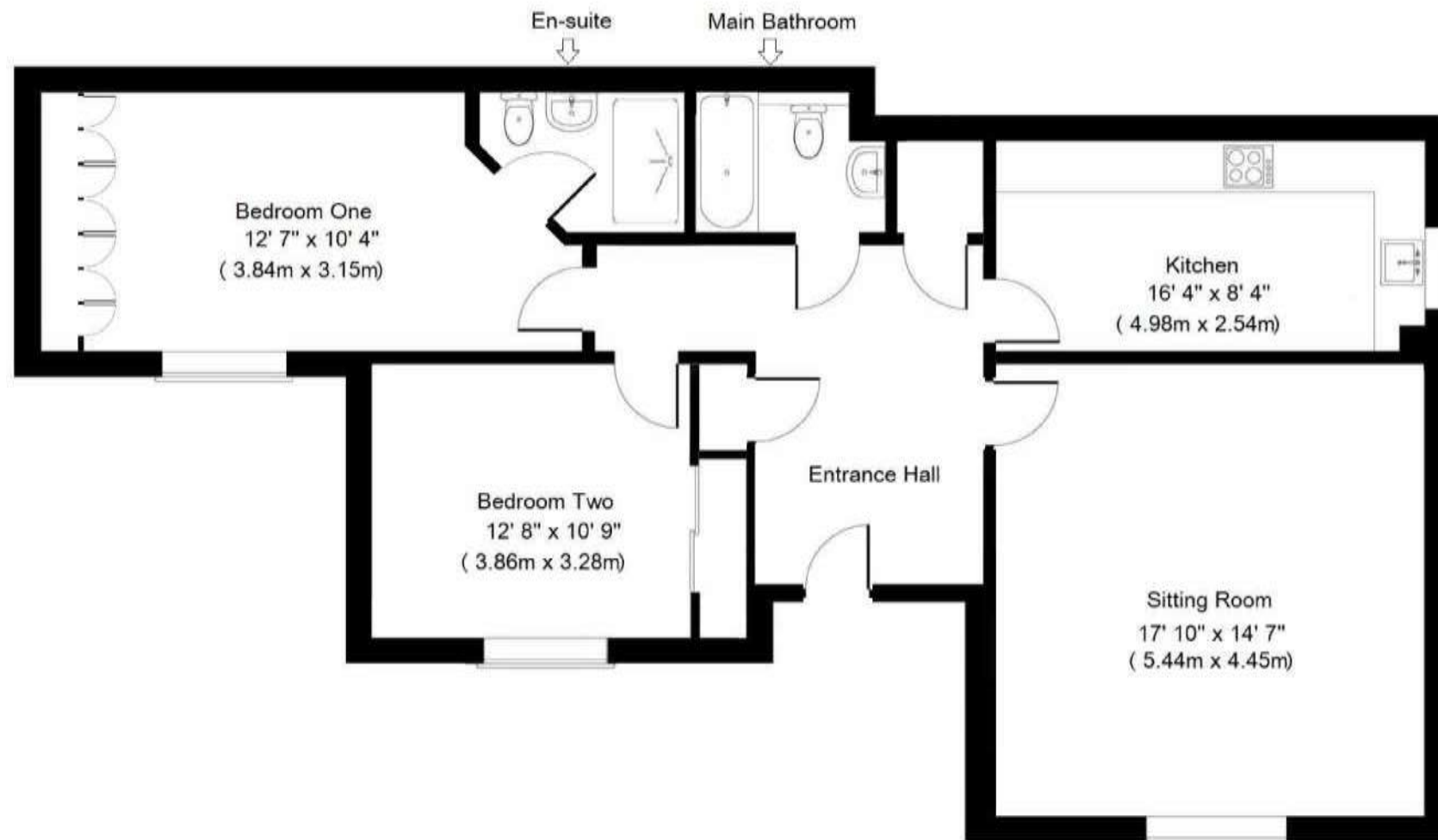
## Lease with peppercorn rent

999 Years from 1/1/2005

## 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.





# welcome to

Clarence Court, Forest Close, Wendover, Buckinghamshire HP22 6AB

**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. The property is presented in excellent condition throughout.**

Offers In Excess Of

## £475,000

- Ground floor apartment
- Two double bedrooms
- Two bathrooms
- Communal gardens and allocated parking

Tenure: Leasehold

EPC Rating: C

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To find out more information or to arrange a viewing call

## 01296 624444

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)  
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