



PORTFOLIO
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brown & merry

Wroughton Road, Wendover HP22 5WE

20 Wroughton Road, Wendover, Buckinghamshire HP22 5WE

Located on this extremely popular development at the foot of Wendover Woods which in turn offers wonderful walking and bike trails. This spacious and well maintained apartment offers all the benefits of modern low maintenance living.



The Property

The front door opens into a reception hall which gives access to all rooms. The bright living / dining room has a large feature bay window which enjoys an attractive outlook.

There is a separate fully fitted kitchen, complete with integrated oven, hob with extractor oven. The master bedroom has an en suite shower room, there is a further double bedroom and generous family bathroom.

Outside

Allocated undercover parking space and there are also several visitor spaces nearby. There is also a locked bicycle store which serves six apartments.

Location

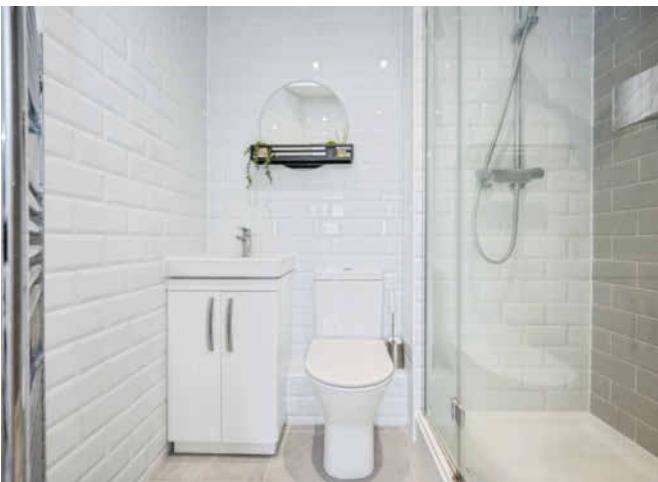
Wroughton Road is situated within easy reach of the village and lovely walks up to Wendover Woods. The village centre is 0.9 miles away with its eclectic mix of shops, pubs and restaurants and ever popular schools, together with the main line station offering a frequent service to Marylebone (50mins).

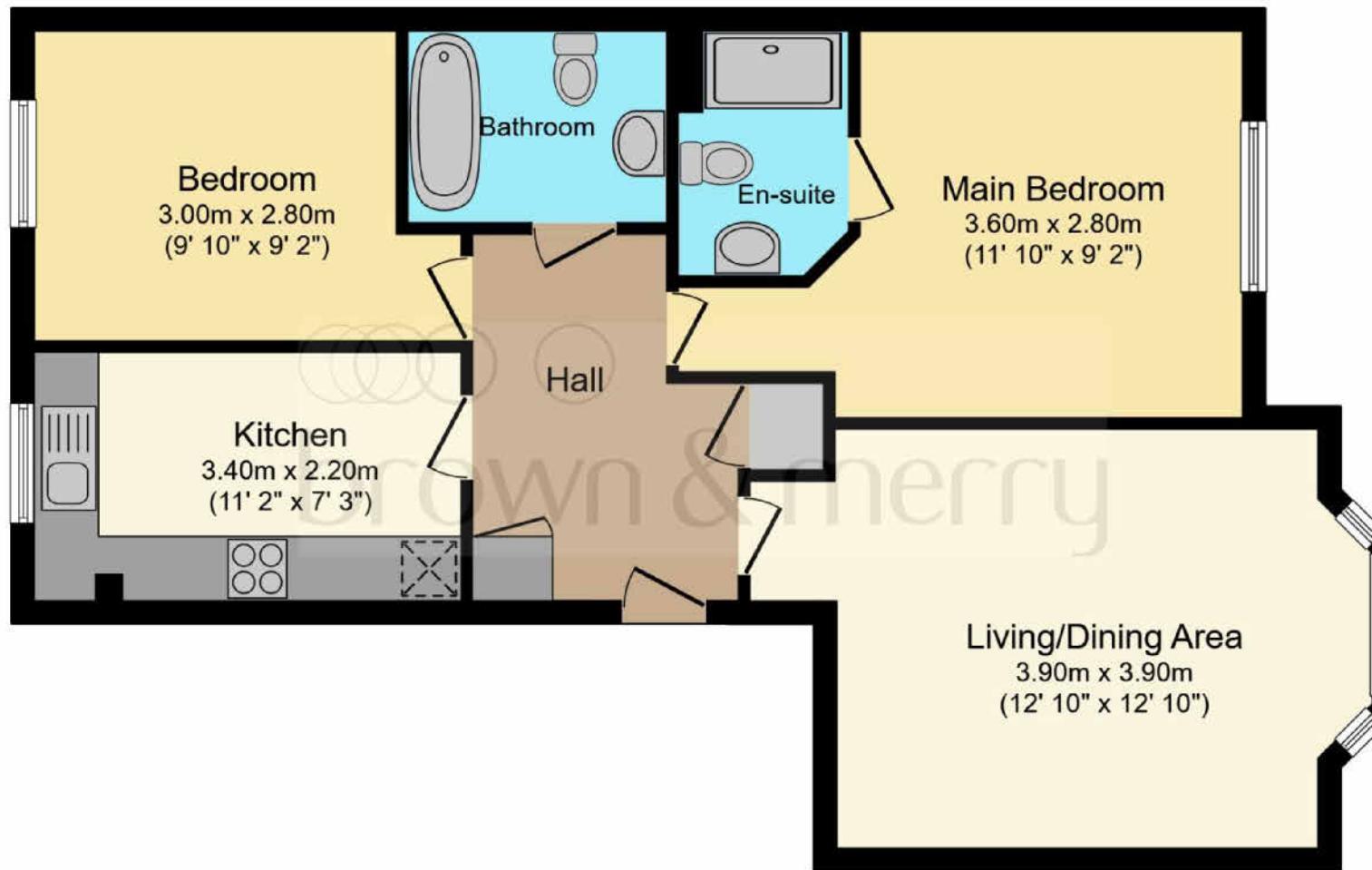


Education

Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schools; 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). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.







Total floor area 71.9 m² (774 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.focalagent.com

welcome to Wroughton Road, Wendover HP22 5WE

A superb, bright and spacious two double bedroom apartment, en-suite to master bedroom. A bright living / dining room with bay window, separate kitchen with built in appliances. Bike store and allocated parking.

Guide Price £255,000

- Two double bedrooms
- Bathroom and En-suite
- Bright and airy apartment
- Allocated parking

EPC Rating: C

Council Tax Band: C

Tenure: Leasehold

Years left on lease: 109

Ground Rent: £425.38



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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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