



Wroughton Road, Wendover  
Buckinghamshire, HP22 5WE

**TIM RUSS**  
& COMPANY



Wroughton Road  
Wendover  
HP22 5WE

- No Onward Chain
- Top Floor Apartment
- Double Bedroom
- Sitting Room with Bay Window
- Fitted Kitchen with Built in Appliances
- Views Over towards Wendover Woods
- Allocated and Visitor Parking

*Offered with No Onward chain this top floor apartment set in this popular development at the foot of Wendover Woods*

**£189,950 Leasehold**

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## The Property

Offered to the market with No Onward Chain, this top floor apartment set at the foot of Wendover Woods. Presented in excellent decorative order throughout and benefits from gas central heating and full double glazing. An entry phone system provides access to the communal hallway, and the apartments front door is on the 2<sup>nd</sup> floor. Off the hallway there are two good sized storage/cloaks cupboards one houses the central heating boiler. The open plan sitting room/kitchen has a splay bay window and offers ample space for an assortment of furniture. The kitchen has a built-in gas hob, electric oven, extractor hood, fridge/freezer and washing machine/tumble dryer. There is a good-sized double bedroom with built in wardrobes and a bathroom with a shower over the bath.

## Outside

The apartment has an allocated parking space and there is various parking bays for visitors. Access to a secure bike and bin shed.

## Tenure

Held on a long lease understood to be around 118 years unexpired. Ground rent £270.38 per annum. Service charge £959 per annum. Please note that

the service charge is for the maintenance of all communal areas, including the garden and for the building insurance. Please ask your solicitors to verify this information

## Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

## Directions

Proceed down the High Street and turn right at the roundabout towards Tring and Halton. At the second roundabout turn right and then immediately left in to Wood Lane and follow this road to the top of the Hill where it becomes Scarlett Avenue, bear left and Wroughton Road is on the right hand side.

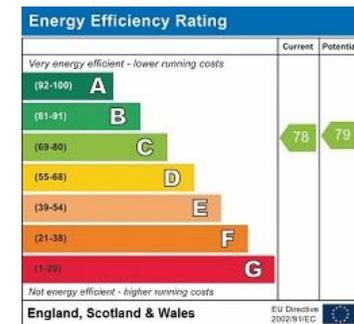
## Post code for Sat Nav: HP22 5WE

## Viewings

Strictly by appointment only.

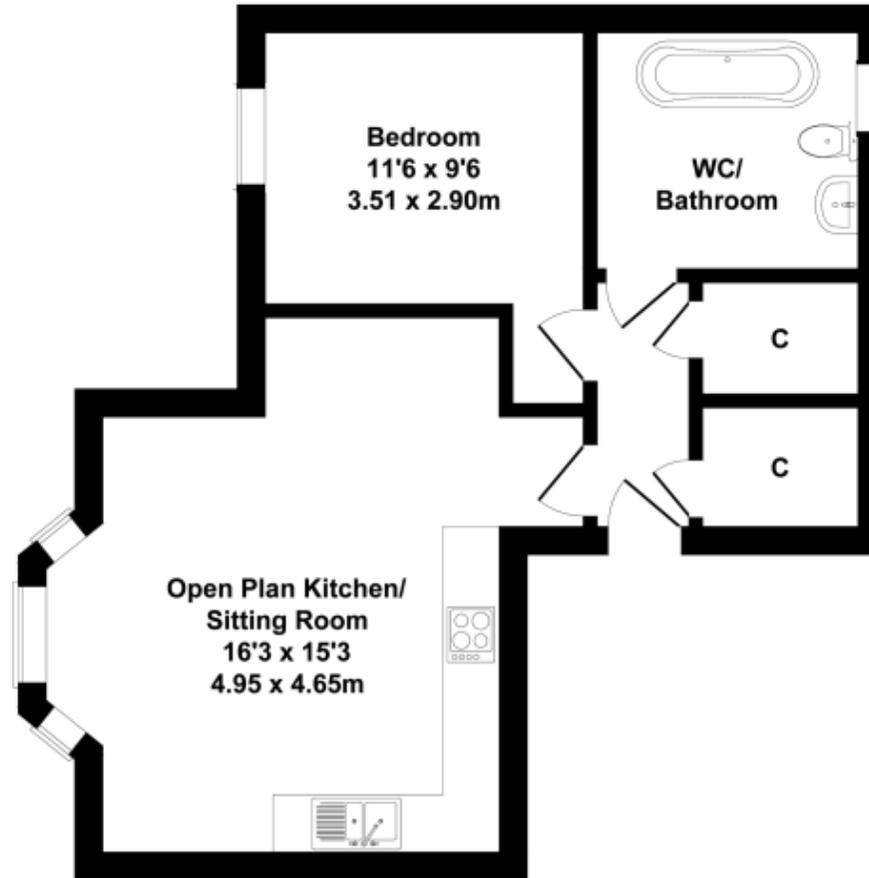
## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.



# Wroughton Road

Approximate Gross Internal Area  
552 sq ft - 52 sq m



Not to Scale. Produced by The Plan Portal  
For Illustrative Purposes Only.

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