



Wroughton Road, Wendover
Buckinghamshire, HP22 5WE

TIM RUSS
& COMPANY



Wroughton Road
Wendover
HP22 5WE

- No Onward Chain
- Ground Floor
- Two Double Bedrooms
- Two Bathrooms
- Fitted Kitchen with Appliances
- Communal Gardens
- Garage and Allocated Parking Space
- Close To Wendover Woods
- 110 year lease remaining

Offered with no onward chain this delightful two double bedroom ground floor apartment located on the ever-popular Princes Mary Gate. Just a short walk to Wendover Woods.

£ 275,000 - Leasehold

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The Property

Offered with no onward chain is this ground floor apartment presented in excellent order throughout. Set just a short walk to Wendover Woods the home is ideal for those seeking their first home, for those looking to downsize or indeed an investment buyer. Built in 2009 the home benefits an entry phone system and each home has a private, lockable letter box. The front door opens to the entrance hallway which has an airing cupboard and a good size storage cupboard. There are two double bedrooms the main having a bank of floor to ceiling wardrobes and an ensuite shower room. There is also a good size bathroom fitted with a 3 piece matching suite. The living space is full of natural light and looks out to trees and grassed areas. There is space for a three-piece sofa suite, or similar and enough area for a dining table and chairs. The kitchen is fitted with a host of storage cupboards, has a 4-ring gas hob with extractor hood over, fitted electric oven, a dishwasher, a washing machine and although free standing the selling are including the upright fridge/freezer.

Outside

There is a resident's bin and bike store and various visitor parking spaces. Just out from the main front

door is a communal garden that all can enjoy. This home is one of the very few that has a **garage** included with the purchase of the property, ideal for additional storage or a vehicle and to the front of the garage is adequate parking for at least one possibly two cars.

Additional Information

Council Tax Band: C / EPC Rating: B
Tenure – Leasehold 125 years from September 2009
Service/Maintenance Charge – £1434.00 plus a reserve charge of £339.00 – per annum.
Ground Rent - £337.97 per annum

Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast 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

Post code for Sat Nav: HP22 5WE

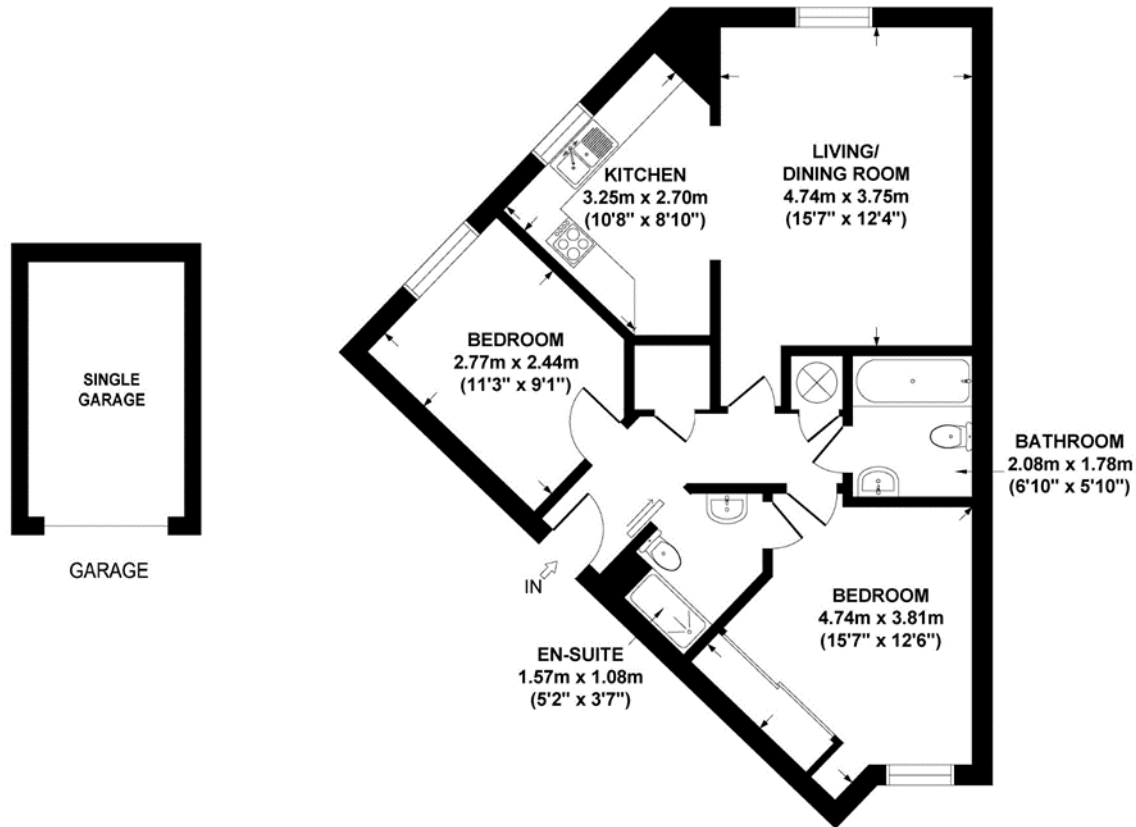
Viewings

Strictly by appointment only.

Mortgage

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

GROSS INTERNAL
FLOOR AREA 68 SQ M / 734 SQ FT

WROUGHTON ROAD, WENDOVER, HP22 5WE
APPROX. GROSS INTERNAL FLOOR AREA 68 SQ M / 734 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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