



Wroughton Road, Wendover  
Buckinghamshire, HP22 5WE

**TIM RUSS**  
& COMPANY





Wroughton Road  
Wendover  
HP22 5WE

- No Onward Chain
- Two Double Bedrooms
- First Floor Apartment
- Fitted Kitchen
- Open Plan Living Space
- Juliette Balcony
- Allocated and Visitor Parking

*Offered with No Onward Chain this delightful first floor two double bedroom apartment set at the foot of Wendover Woods.*

**£255,000 Leasehold**

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## The Property

Offered to the market for the first time since new this two double bedroom first floor apartment with **No Onward Chain**. An entry phone system provides access to the communal hallway that is shared with just one other property. There is a second entrance door leading directly to the parking area and bike store. Upon entering the property there is a good size hallway with a large storage/cloak's cupboard and a further storage/airing cupboard housing the hot water cylinder. Doors lead off the hallway to – the open plan living space with a Juliette balcony and a fitted kitchen. The kitchen has a built-in gas hob with an extractor hood over and an electric oven. Space is provided for an upright fridge/freezer and washing machine. There are two double bedrooms and a three-piece bathroom suite with a shower over the bath.

## Outside

The property has an allocated parking space and there are a number of additional visitor parking areas. Also, there is access to a communal bike/storage shed and bin store. One of the attractions to living here is the ease of access to Wendover Woods. There are a number of green spaces available for residents and a very popular

and highly regarded 'local' shop which stocks a full range of everyday needs.

## Additional Information

Council Tax Band: C / EPC Rating: C

Leasehold with 111 years remaining.

Outgoings/Maintenance Charges: As advised by the current vendor. Yearly service charge for 2024/25 is £173.12 pcm (£2077.41pa). We are advised that there is no ground rent payable on this property. Please ask your legal conveyancer to verify this information.

## 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

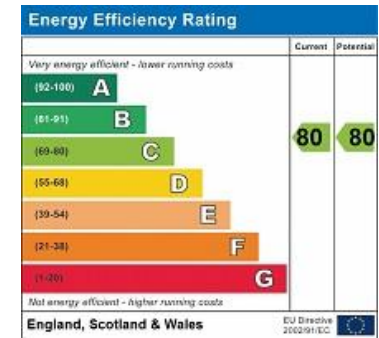
are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

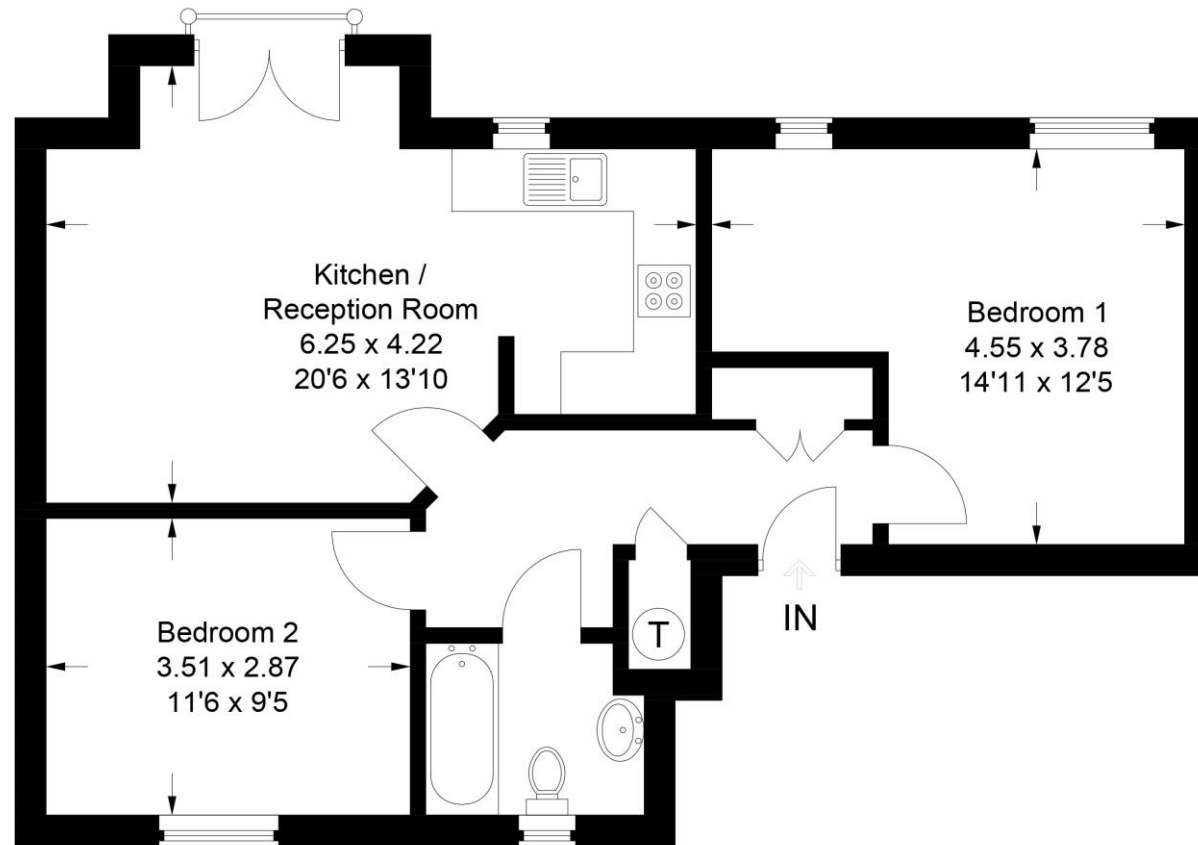
## Viewings

Strictly by appointment only.

## Mortgage

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





**First Floor**

## Wroughton Road

Approximate Gross Internal Area = 59.5 sq m / 641 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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