



Chiltern Court, Wendover,
Buckinghamshire, HP22 6EP

TIM RUSS
& COMPANY



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- No Onward Chain
- First Floor
- Two Bedrooms
- Fitted Kitchen with included Appliances
- Secure Parking
- Modern Bathroom Suite

A well-proportioned first floor, two bedroom maisonette in a quiet setting just off Wendover High Street and within a level walk of the village centre, mainline train station and all other amenities. No Onward Chain

£300,000 - Leasehold

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The Property

The property is a well-proportioned purpose built first floor maisonette, quietly tucked away just off the village High Street and conveniently located for the village centre and mainline train station. The property has been maintained to an extremely high standard and comprises: Front door with stairs leading to the 1st floor hallway, built into the stairs is a hidden storage area. Off the hallway is a spacious sitting room, a separate kitchen with an integrated oven, hob and extractor fan, a gas central heating boiler that's serviced once a year and a good number of fitted base and wall units, there are two good size bedrooms and a fitted bathroom suite with a shower over the bath and a convenient storage cupboard.

Parking

There is an allocated parking space in a secure car park just a few steps from the property.

Additional Information

Council Tax Band: D / EPC Rating: C

Leasehold – 99 years from May 2014
Ground Rent - £150.00pa
Service/maintenance fee - £551.48 pa
Building Insurance currently £372.38 pa

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 and is the winner of Best Kept Town. 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 6EP

Viewings

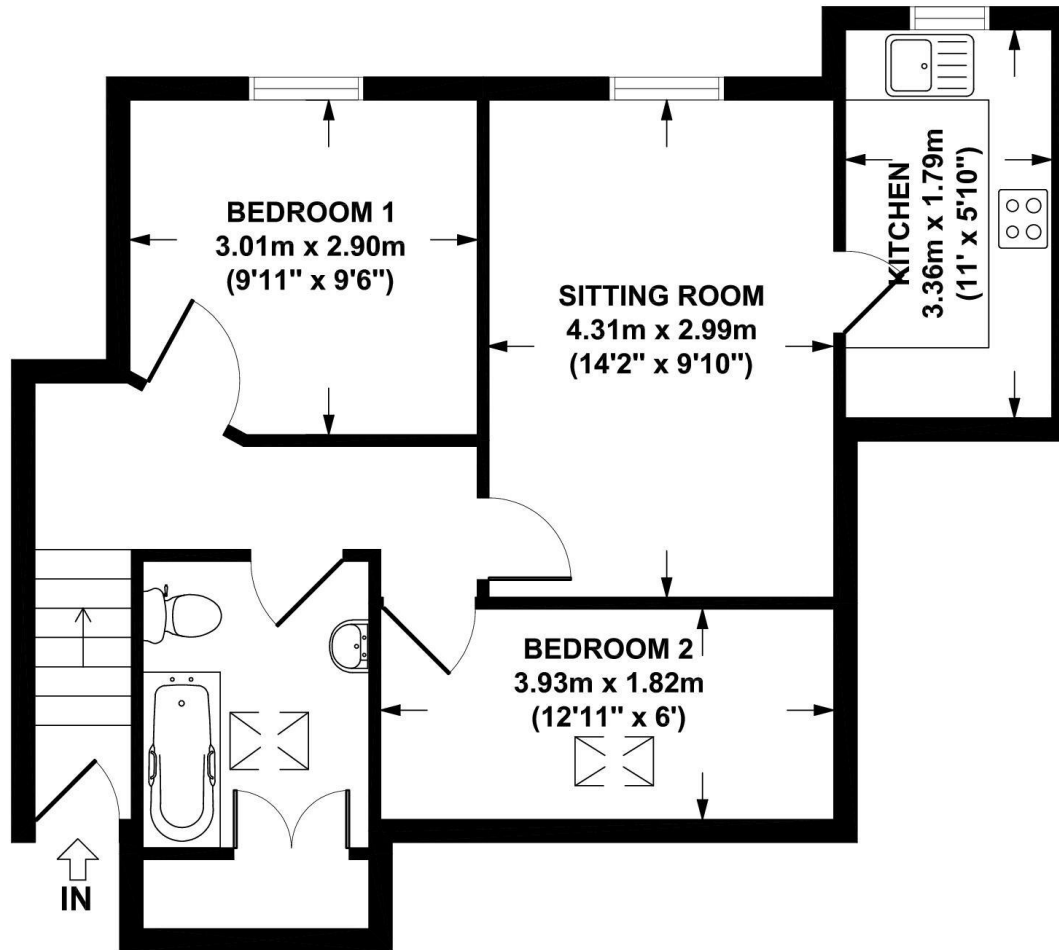
Strictly by appointment only.

Mortgage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





CHILTERN COURT, WENDOVER
APPROX. GROSS INTERNAL FLOOR AREA 49 SQ M / 527 SQ FT

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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