



Wroughton Road, Wendover
Buckinghamshire, HP22 5WE

TIM RUSS
& COMPANY



Wroughton Road Wendover HP22 5WE

- Ground Floor Apartment
- Excellent Condition Throughout
- Two Double Bedrooms
- En-Suite to Principle
- Open Plan Living Space
- Fitted Kitchen
- GARAGE and Parking
- Lease in Excess of 100 years
- Short Walk to Wendover Woods

Presented in excellent order throughout this spacious, two double bedroom, ground floor apartment with Open Plan living space, two bathrooms, and GARAGE with parking

£275,000 Leasehold

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The Property

An exceptionally presented ground floor apartment set just a short walk to Wendover Woods and a very convenient general store. 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 kitchen is fitted with a host of cupboards and draws, a fitted oven and gas hob and space for a washing machine, dishwasher and upright fridge freezer. There is 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. There are two double bedrooms with an en-suite shower room to the main bedroom, both offer ample space for bedrooms furniture.

Outside

The apartment has access to numerous areas of gardens and is just a short walk to Wendover Woods. There are various visitor parking space, and a secure bike store. This property is one of a very few that is included with a **GARAGE** and allocated parking space. The garage has an up and over door and is

17' x 8'7 so ideal for additional storage or a small car.

Additional Information

Lease term – 125 years from 2009

Ground rent £337.97 pa

Service charge £1773 pa

Council Tax Band: C EPC Rating: C

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

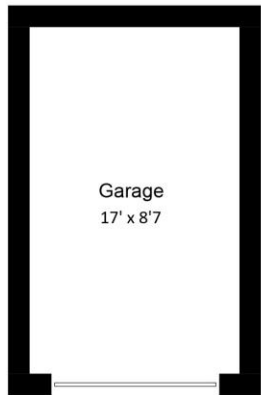
Strictly by appointment only.

Mortgage

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

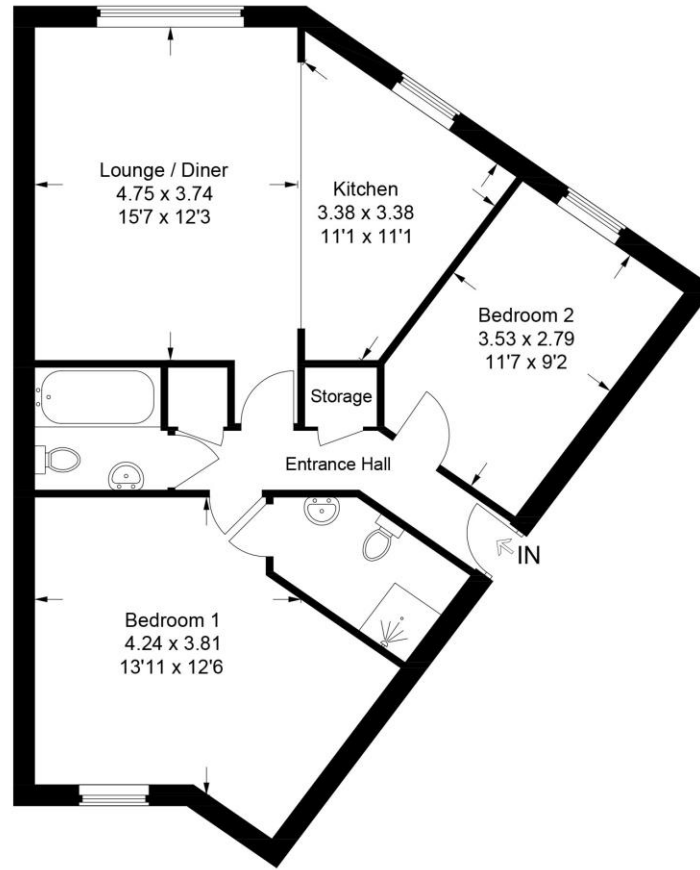


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	80
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Garage

(Not Shown In Actual Location / Orientation)



Ground Floor

Wroughton Road

Approximate Gross Internal Area = 67.9 sq m / 731 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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