



Alder Road, Weston Turville - HP22 5ZE
£235,000

TIM RUSS
& Company

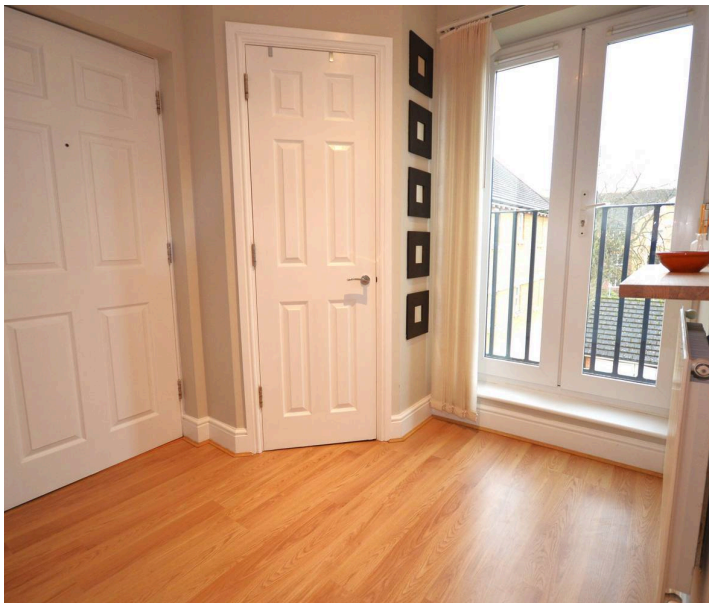


Alder Road

Weston Turville, Aylesbury, HP22 5ZE

- Top Floor Apartment
- Two Double Bedrooms
- Spacious Living Area
- Two Juliet Balconies
- Fitted Kitchen with Integrated Appliances
- Allocated and Visitor Parking

The property is conveniently located between Aylesbury and Wendover with a bus route linking both and within approximately 1 mile of the mainline station at Stoke Mandeville. There is a combined infant and junior school in Weston Turville. The neighbouring towns of Aylesbury and Wendover offer good day to day shopping facilities and Wendover has a regular weekly market on Thursdays, a Health Centre, Dentists, Library. 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.



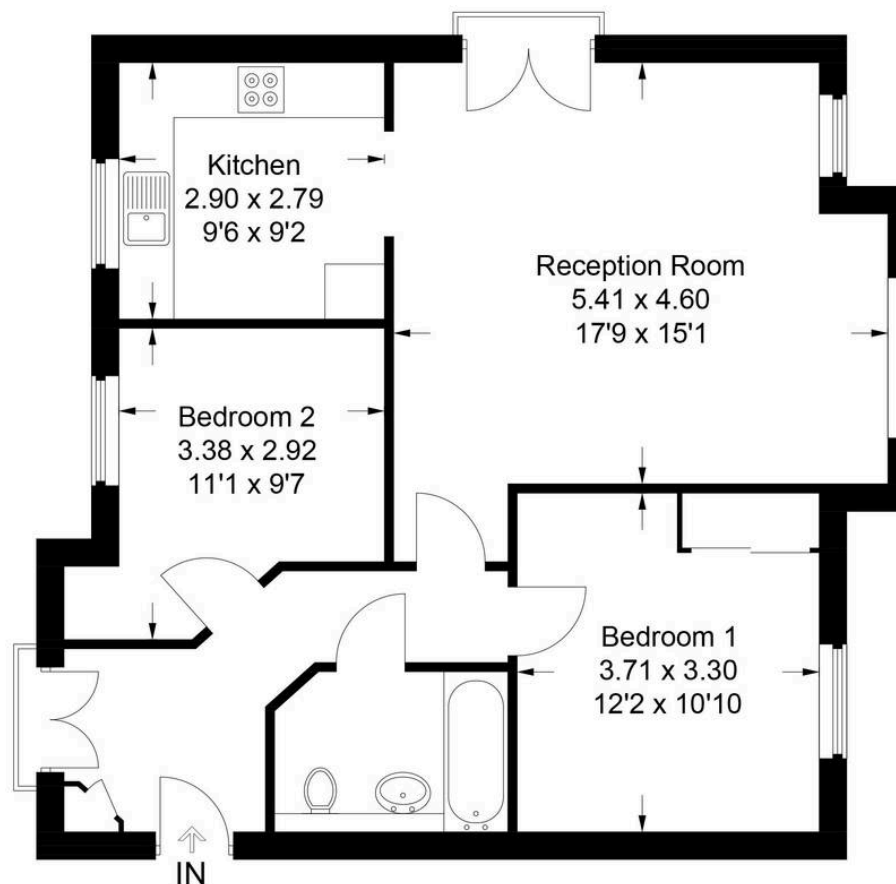
Alder Road

Weston Turville, Aylesbury

A spacious, well-appointed top floor apartment full of natural light with two double bedrooms and allocated parking.

This top floor (2nd) apartment is offered in excellent order throughout and full of natural light. To the ground floor is an entry buzzer main door leading to the communal, well kept, hallway and stairs leading to all floors. There is also a convenient rear door leading to the parking bays, bin and bike storage and clothes drying lines. Upon entering the apartment, you are immediately aware of the space the property offers. The hall has full height doors to a Juliet balcony and there is a good size hall cloaks cupboard. Doors from the hallway lead to the two double bedrooms, the main bedroom has fitted wardrobes, the bathroom suite and doors to living space. The sitting room offers plenty of space for furniture and if needed a dining table. Again, full of natural light and doors to a Juliet balcony. Off the sitting room is the fitted kitchen with a full array of units and cupboards, an integrated fridge and freezer, a dishwasher, a washer/dryer as well as a four-ring gas hob, extractor fan and oven. The Worcester combination boiler is just three years old. Leasehold 105 years remaining - Service/maintenance charge £1600 pa - Ground rent £491.00pa - Council Tax band: C - EPC Energy Efficiency Rating: C





Second Floor

Alder Road

Approximate Gross Internal Area
68.7 sq m / 739 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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