



PORTFOLIO
from


brown & merry

Russell Court, Chiltern Road, Wendover HP22 6DW

6 Russell Court, Chiltern Road, Wendover HP22 6DW

A beautifully presented first floor apartment with communal gardens and parking. Conveniently located within a level walk of Wendover High Street.



Communal Entrance Lobby

Stairs to the first floor landing and door to No. 6.

Entrance Hall

Doors to all rooms and airing cupboard.

Open Plan Kitchen Living Room

The main reception room has a light and well appointed kitchen fitted with an extensive range of wall and base units with complementary work surfaces over, tiled splash backs, tiled floor. Integral oven with hob and extractor over, built in fridge freezer, plumbing for washing machine, breakfast bar.

Living Room

A bright and spacious living room with large window overlooking the communal garden and the allocated parking.

Bedroom One

A good sized double bedroom with window to the front aspect.



Bedroom Two

A generous single bedroom which is currently used as a home office, window to the front aspect.

Bathroom

A white suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level wc, fully tiled walls and tiled floor.

Outside

The apartment benefits from a well maintained communal garden which is mainly laid to lawn with mature planting and hedging. The private car park offers allocated parking for No. 6 and additional visitor parking.



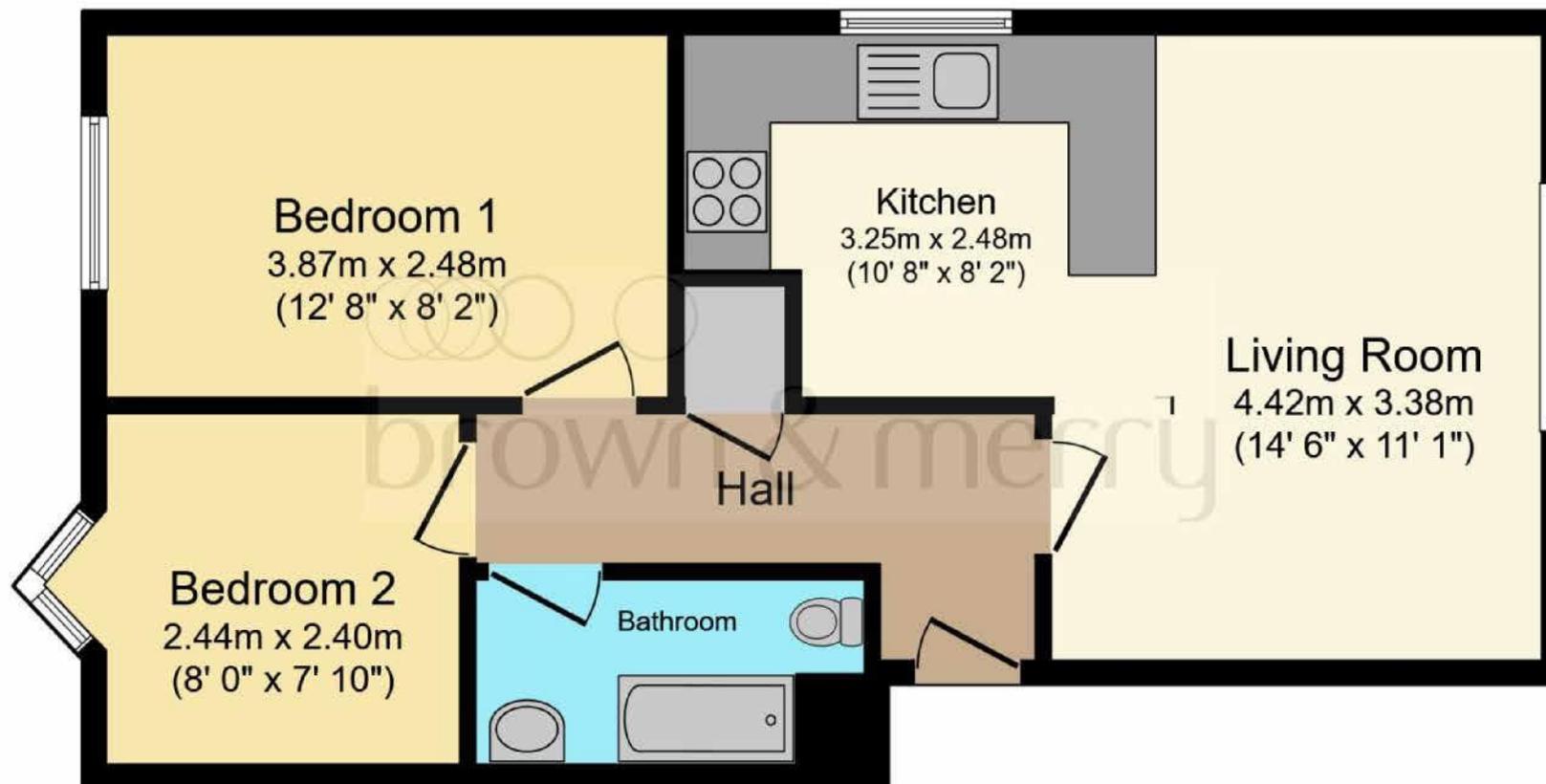
Education

Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schooling; Ofsted rated 'outstanding' primary schools, the well regarded John Colet upper school in Wendover. Aylesbury also has the Grammar and High Schools, together with Sir Henry Floyd Grammar School. The private sector is well served in the area, including Griffin House and Beacon School.

Location

The property is situated in an exceptional location close to Wendover High Street, mainline station and all amenities and local bus routes. The A41 can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 can be found at High Wycombe.





Total floor area 46.1 m² (496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to Russell Court, Chiltern Road, Wendover HP22 6DW

A light and spacious first floor apartment presented in excellent condition throughout, two bedrooms, well appointed bathroom, open plan kitchen living room, communal garden and allocated parking. Viewing essential.

Guide Price £270,000

- Two Bedrooms
- Great Location
- Communal Gardens and Allocated Parking
- Share of Freehold

EPC Rating: C
Council Tax Band: C
Tenure: Freehold
Years left on lease: 961



To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk
Woollerton House, 7 High Street, Wendover, Aylesbury,
Buckinghamshire HP22 6DU
brownandmerry.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

