



Swan Mews Wharf Road, Wendover
£260,000

 **TIM RUSS**
& Company

- Well-Presented Two Bedroom Apartment in a Desirable Wendover Location
- Generously Proportioned Accommodation Extending to Approximately 686 Sq Ft
- Well-Appointed Kitchen Providing Excellent Everyday Functionality
- Two Well-Proportioned Bedrooms Offering Excellent Versatility
- Well-Maintained Residential Development
- Ideal Opportunity for First-Time Buyers, Downsizers or Investors
- Excellent Commuter Connections from Wendover Station to London Marylebone
- Easy Access to Shops, Cafés, Restaurants & Everyday Essentials
- Excellent Potential for Personalisation to Suit Individual Tastes
- Bright & Spacious Living Room

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- Lease: 999 years
 - Service Charge Per Annum: £1,718
 - EPC: C
 - Council Tax Band: D
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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 and 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.



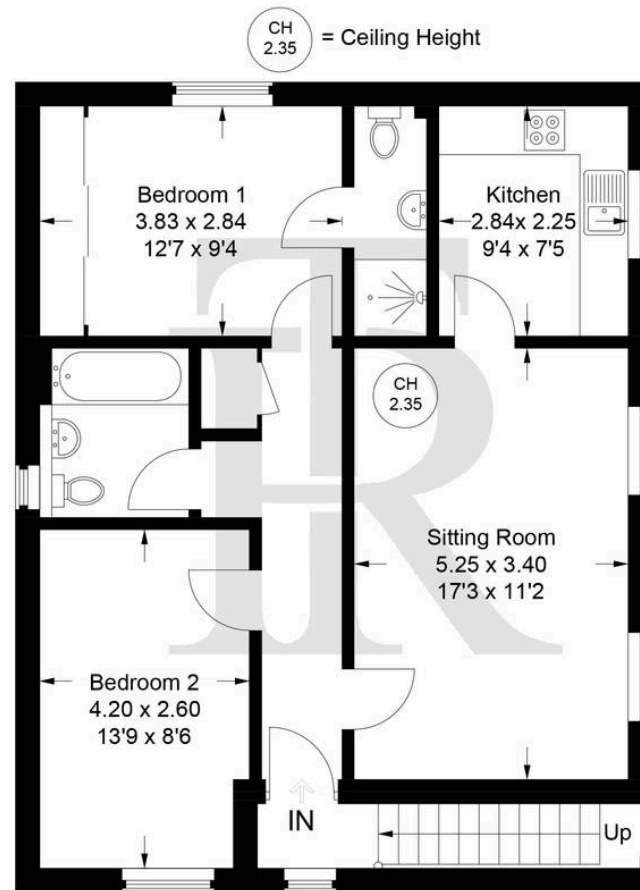


This well-presented two bedroom apartment is situated within a highly desirable Wendover location at the foot of the Chiltern Hills, offering generously proportioned accommodation extending to approximately 686 sq. ft. The property features its own private entrance, a bright and spacious living room, creating an inviting space for relaxation and entertaining. The well-appointed kitchen provides excellent everyday functionality, while two well-proportioned bedrooms offer outstanding versatility, with the principal bedroom benefiting from an en-suite for added convenience.

Set within a well-maintained residential development, the apartment is ideal for first-time buyers, downsizers or investors seeking a comfortable and practical home. Residents will appreciate the excellent commuter connections from Wendover Station to London Marylebone, as well as easy access to local shops, cafés, restaurants and essential amenities.



The property also boasts excellent potential for personalisation, allowing buyers to tailor the space to suit individual tastes. An allocated parking space is provided, with additional visitor parking available for guests (subject to availability). This appealing apartment combines modern living with a prime Wendover setting, making it a superb opportunity for those seeking a well-connected and versatile home in a sought-after area.



First Floor

Swan Mews, Wharf Road, HP22 6

Approximate Gross Internal Area = 63.7 sq m / 686 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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