





WENDOVER ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS OVER £215,000

LEASEHOLD

This two bedroom ground floor flat is set within a popular southside residential area, offering easy access to the town centre, station and excellent road links. Presented in fantastic order throughout, the property benefits from no upper chain and allocated parking. Accommodation comprises a welcoming living room, modern kitchen, two bedrooms, an en suite to the main bedroom and a separate bathroom.

GEORGE DAVID

WENDOVER ROAD

• TWO BEDROOM GROUND FLOOR FLAT • SOUTHSIDE RESIDENTIAL AREA • NO UPPER CHAIN • ALLOCATED PARKING SPACE • EN SUITE TO MAIN BEDROOM • GREAT ORDER THROUGHOUT • EXCELLENT ROAD LINKS • EASY ACCESS TO TOWN AND STATION • OPEN PLAN LIVING • ACCESS TO COMMUNAL GARDENS





LOCATION

ACCOMMODATION

The accommodation is entered via a hallway complete with intercom entry system and a useful storage cupboard. The spacious living room provides an excellent space for both relaxing and entertaining, featuring double doors opening directly onto the communal gardens along with attractive custom-fitted shutter blinds.

Open plan to the living area is a modern fitted kitchen incorporating an inset gas hob with splashback and cooker hood, integrated oven, and space for a fridge, washing machine and an additional appliance.

There are two bedrooms, with the main bedroom benefiting from a stylish en suite shower room comprising a walk-in shower, wash basin with built-in storage units, heated towel rail and WC. The second bedroom offers flexible accommodation suitable for guests, a home office or dressing room.

The main bathroom is fitted with a modern three-piece suite including a wash basin with vanity storage, WC, bathtub with shower over and heated towel rail.

Externally, the property enjoys access to well-kept communal gardens and further benefits from an allocated parking space.

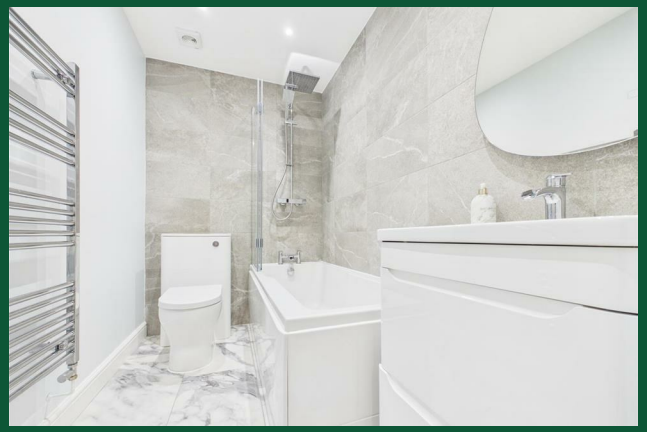
Early viewing is highly recommended to fully appreciate the quality, location and convenience this excellent ground floor apartment has to offer.

NOTES

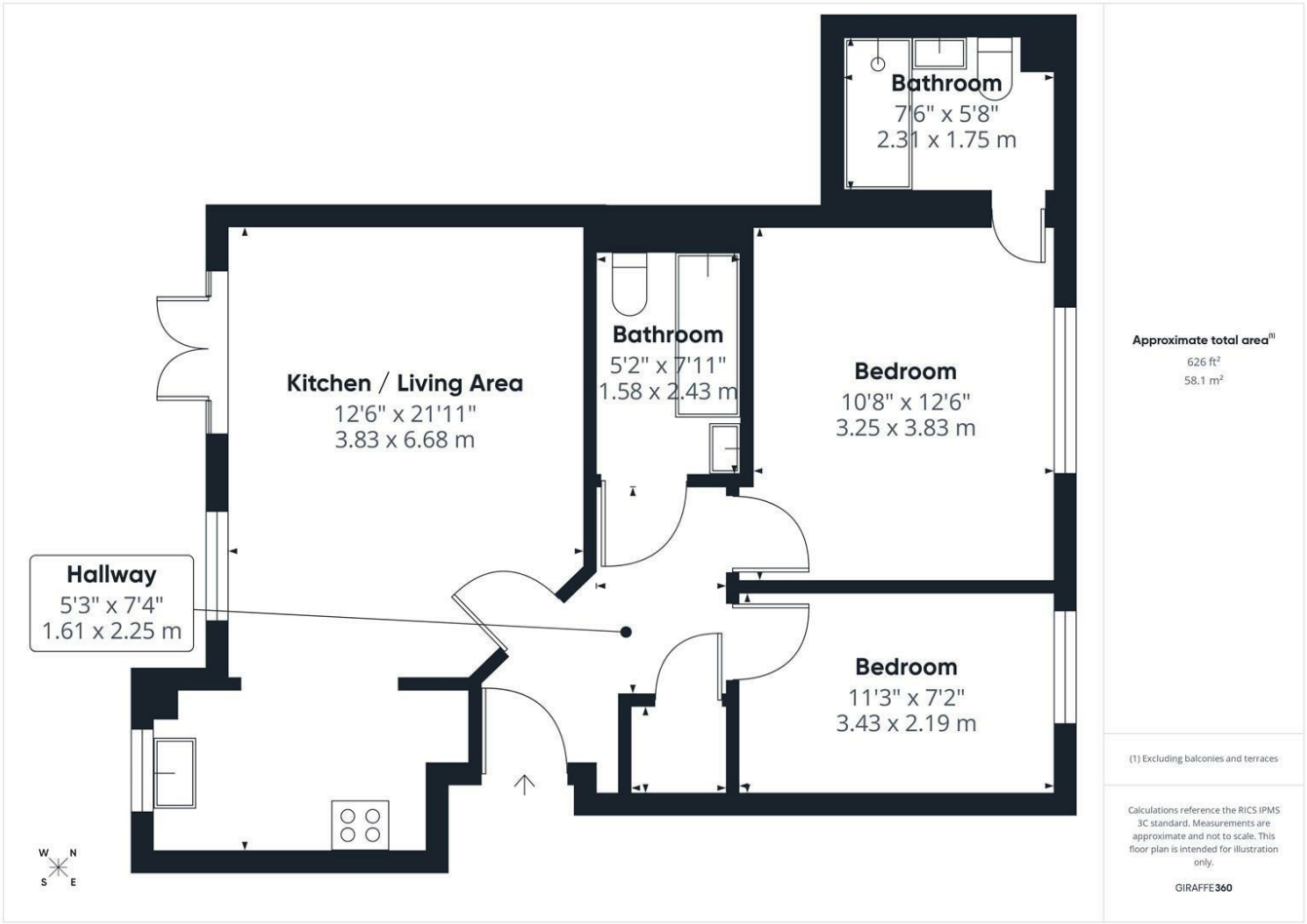
LEASE INFO - 104 year left. Ground rent £421.29. Service charge £220.69.

WENDOVER ROAD

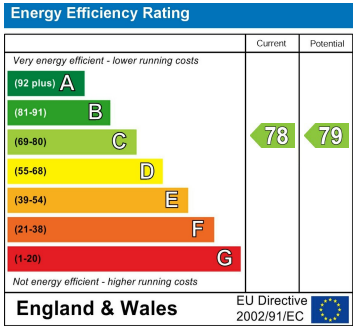












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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