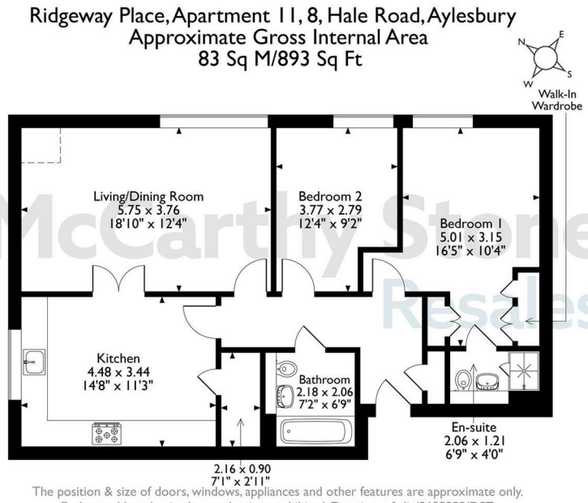
Excellent

Trustpilot

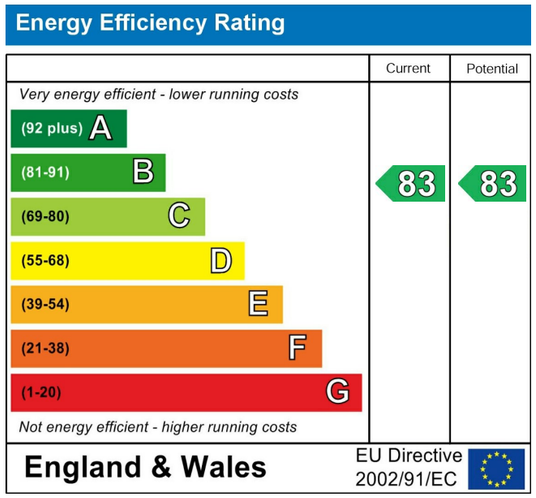
McCarthy & Stone
Resales.

Ridgeway Place, Apartment 11, 8, Hale Road, Aylesbury
Approximate Gross Internal Area
83 Sq M/893 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







11 Ridgeway Place

Hale Road, Aylesbury, HP22 6BJ

2 2 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Ridgeway Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £425,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully presented two bedroom apartment
- Modern kitchen with built in appliances
- Spacious living room
- Principle bedroom with a dressing area and ensuite bathroom
- Second double bedroom
- Guest shower room
- A short walk to Wendover High Street, independent shops, cafe's and restaurants
- Set within 1.7 acres of stunning landscaped gardens
- Lifts to all floors
- 24 Hour Careline system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Ridgeway Place, Aylesbury

2 | 2 | Offers in the region of £425,000

Ridgeway Place
Ridgeway Place is a McCarthy and Stone LIfestyle Living development consisting of just sixteen luxury apartments specifically designed for the over 55's and is situated in the beautiful village of Wendover. Set in 1.7 acres of stunning landscaped grounds with fruit trees, shrubs, a restored Victorian lawn and nature pond and conveniently situated close to the village centre in the highly regarded Hale Road

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east 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 many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

Apartment Overview
Wonderfully spacious and beautifully presented apartment within the popular 'Life Style Living' development for the over 55's. Perfectly situated and just a short walk to the High Street, offering independent shops, cafes and restaurants.
Enter through the solid Oak door into the spacious hallway where you will find a useful storage cupboard. Doors leading to the guest shower room, both bedrooms, living room and kitchen. The modern kitchen has a variety of units and built in appliances. A useful separate utility room is accessed from the kitchen. The spacious living room offers ample room for dining. Principle bedroom with a dressing area with fitted wardrobes and a contemporary ensuite bathroom. A second double bedroom would also be perfect for use as a dining room or study. Guest shower room. Intruder alarm. A Ventaxia fresh air/ extractor system and under floor heating runs throughout the apartment.

Entrance Hall
Front door with spy hole leads to a spacious entrance hall..Store cupboard is located in the hall. Further doors lead to the guest shower room, living room, kitchen and both bedrooms.

Living Room
Bright and airy living room with a large double glazed window with fitted curtains and pelmet.There is ample room for a dining table and chairs. Ceiling spotlights, a range of power points, TV and telephone connectivity. Fitted carpets.

Kitchen
Well planned, spacious and modern kitchen with a range of white, base and wall units with a roll top work surface over. Waist level electric oven and built in microwave. Integral fridge, freezer, dishwasher and washer dryer. Sink with mixer tap sits beneath the double glazed window with fitted blind. Ceiling spotlights, under pelmet lighting. Wood effect flooring.Door leading to a useful storage room and further part glazed double doors leading to the hallway.

Utility Room
The useful utility room houses the washer/drier and provides further storage.

Principle Bedroom
The large and spacious principle bedroom benefits from an impressive separate dressing area providing ample wardrobes and storage with a door leading to the ensuite shower room. Carpets, curtains and decorative ceiling light.

Ensuite Shower Room
Fully fitted suite with a bath and 'rain' shower over and screen. Vanity unit with inset wash basin and large mirror above. WC. Wall tiling, heated towel rail, down lights and flooring.

Bedroom 2
Spacious double bedroom with double glazed window which would also be perfect for use as a dining/ hobby room or study. A range of electrical sockets, fitted carpets, curtains and decorative ceiling light.

Guest Bathroom
Fully fitted suite with double fitted shower with doors. Vanity unit with inset wash basin., toilet. Floor and wall tiling, ceiling spotlights Heated towel rail.

Allocated Parking
For your convenience, this apartment comes with an allocated parking space.

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, underfloor heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge £6,119.88 for financial year ending 30/6/2027

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of water rates, 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant.

Ground rent
Annual Ground Rent £495.
Review date January 2031

Lease Information
999 Years from January 2016

Moving Made Easy and Additional Services
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage











