



Orchard Close, Stoke Mandeville

Fixed Price £160,000

 **TIM RUSS**
& Company



- Walking distance to local amenities and reputable schools
- Excellent transport links including Stoke Mandeville Railway Station, providing direct services into London Marylebone
- Sought-after cul-de-sac location within Stoke Mandeville
- Ideal first-time purchase or investment opportunity
- Well-presented one bedroom first floor apartment
- Generous double bedroom
- Fitted kitchen with ample storage
- Ideal position for commuters seeking a balance between village living and accessibility to major transport networks.
- Secure communal entrance with intercom access
- Well-maintained communal grounds

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- Council Tax band: A - EPC Rating C
 - Tenure: Leasehold, 125 years from 1989. Ground rent £10pa
- Service charge £468 pa

The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to commute to the city, the main line station to London Marylebone is within a short walk and has a journey time of approx. 50 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either via Beaconsfield or Thame. The nearby market town of Aylesbury provides a full range of commercial shopping and leisure facilities as well as Grammar Schools.



This well-presented one bedroom first floor apartment is ideally situated in a sought-after cul-de-sac within Stoke Mandeville. Offering a bright and airy feel throughout, the property features a generous double bedroom, a spacious bathroom, and a separate lounge/diner providing ample room for both relaxation and entertaining. The fitted kitchen offers plenty of storage and worktop space, combining practicality with a clean, modern finish.

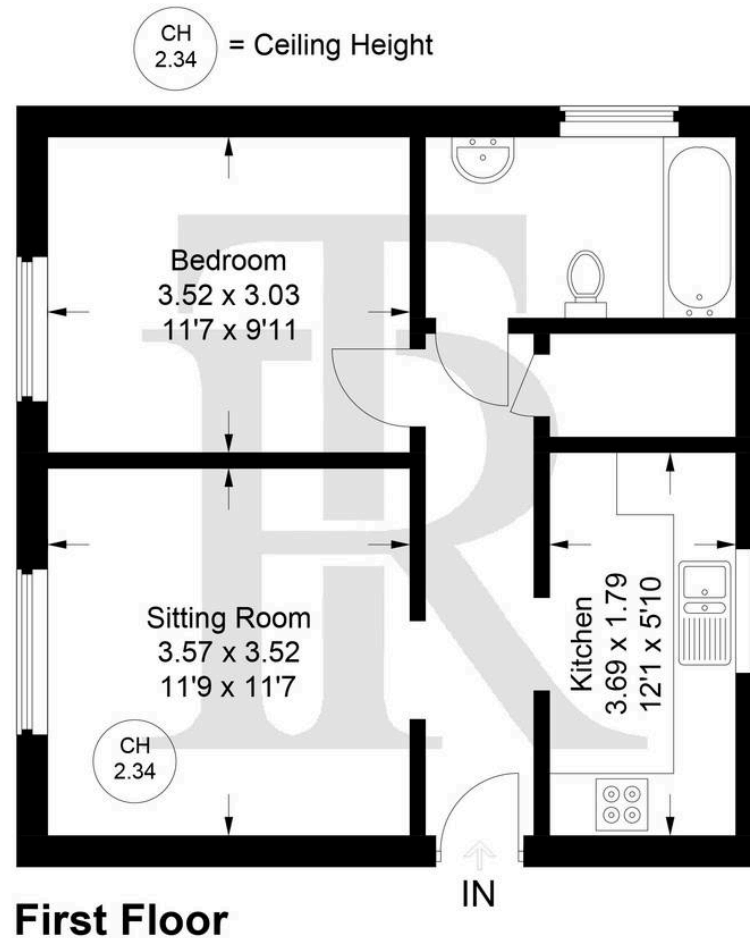
With a secure communal entrance and intercom access, residents benefit from added peace of mind. The apartment represents an excellent opportunity for first-time buyers or investors alike, thanks to its convenient position within walking distance of local amenities and reputable schools. Excellent transport links are close at hand, including Stoke Mandeville Railway Station, offering direct services into London Marylebone — ideal for commuters seeking a balance between village living and accessibility to the capital.

Externally, the property enjoys well-maintained communal grounds, creating a pleasant environment for residents. The landscaped areas provide attractive green spaces for relaxation, along with designated concreted communal areas. Residents also benefit from communal off-street parking to the rear. The peaceful cul-de-sac setting ensures a tranquil atmosphere while remaining conveniently close to all local facilities and transport links.

Overall, this property combines comfort, convenience, and outdoor appeal, making it a superb addition to the market.

(Please note: The seller is a relative of a member of staff at Tim Russ & Co, Wendover)





First Floor

Orchard Close, HP22 5

Approximate Gross Internal Area = 45.0 sq m / 484 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.
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

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

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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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