



Apt 11, Ridgeway Place, 8 Hale Road - HP22 6BJ

Offers in Region of £495,000

 **TIM RUSS**
& Company



- Spacious and beautifully presented apartment in an exclusive Wendover development
- Two generous double bedrooms offering well-balanced accommodation
- Contemporary fitted kitchen with integrated appliances and ample storage
- Principal bedroom benefitting from a stylish en-suite shower room
- Lift access to all floors for ease and convenience
- Allocated private parking space
- Well-maintained communal areas creating an attractive and welcoming environment
- Short walk to Wendover High Street, independent shops, cafés and restaurants
- Excellent access to Wendover Station with direct rail services to London Marylebone

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- Council Tax band: E - Tenure: Leasehold 999 years from 2016
- EPC Energy Efficiency Rating: B

Service Charge (Breakdown) - £5950.27 per annum

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, 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

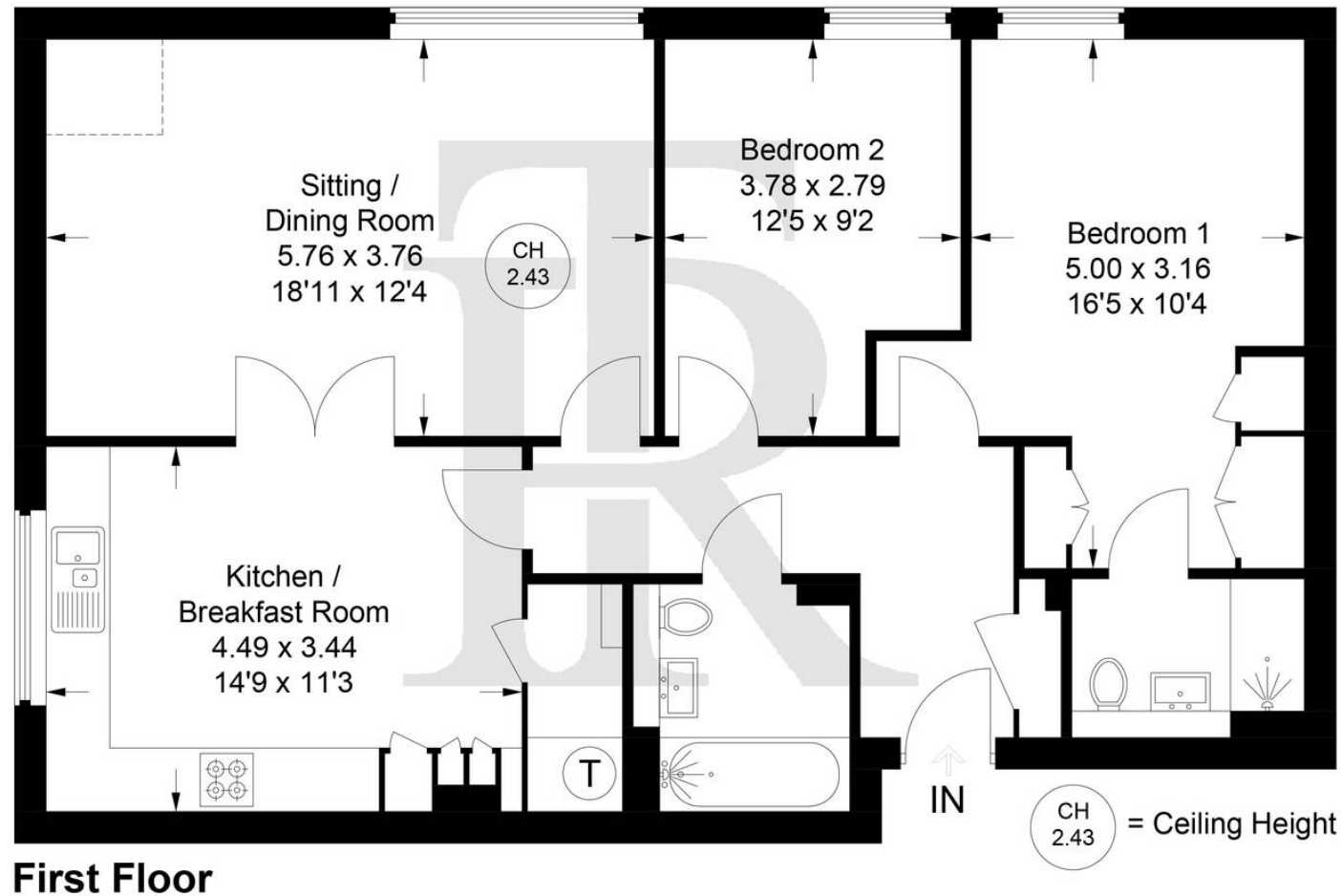
Ground Rent £495.00 per annum



This spacious and beautifully presented two-bedroom apartment forms part of an exclusive, professionally managed development for the over 55s in the heart of Wendover. The apartment offers well-balanced accommodation, featuring two generous double bedrooms, including a principal bedroom with a stylish en-suite shower room. A modern family bathroom is finished to a high specification, complementing the contemporary fitted kitchen, which boasts integrated appliances and ample storage. The open-plan living and dining area provides a welcoming environment, with neutral décor and high-quality finishes throughout, ensuring the property is ready for immediate occupation. For added convenience, all soft furnishings and light fittings are included within the sale, allowing prospective purchasers to move straight in and enjoy the apartment from day one. Lift access to all floors guarantees ease and convenience for residents, while well-maintained communal areas create an attractive and secure setting. The property also benefits from a long lease, an allocated private parking space, and a superb combination of modern living, security and village centre convenience. Located just a short walk from Wendover High Street, residents can enjoy easy access to independent shops, cafés and restaurants, as well as excellent rail links from Wendover Station, offering direct services to London Marylebone.

The development is surrounded by beautifully landscaped communal gardens, providing a peaceful and private setting for residents to relax and enjoy the outdoors. Mature trees, well-tended lawns and planted borders create a tranquil atmosphere, while seating areas offer ideal spots for socialising or quiet reflection. The grounds are meticulously maintained by the management company throughout the year. Secure entry points and well-lit pathways enhance the sense of safety and community. The allocated private parking space is conveniently located close to the main entrance, with additional visitor parking available. The location also offers immediate access to nearby countryside walks and green spaces.





Tim Russ and Company

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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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