

# 2 Bedroom Modern Apartment WESTON TURVILLE/ AYLESBURY BORDERS

12 ALDER ROAD, WESTON TURVILLE,  
BUCKINGHAMSHIRE HP22 5ZE



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# LOCATION

Alder Road is situated within the well-regarded village of Weston Turville, offering a balance of village atmosphere and commuter convenience. The area benefits from a range of local amenities, including shops, public houses, and community facilities, with wider shopping and leisure options available in nearby Aylesbury and Wendover. For commuters, Stoke Mandeville mainline train

TWO DOUBLE BEDROOMS  
EN-SUITE SHOWER ROOM  
OPEN-PLAN LIVING  
MODERN KITCHEN/DINER  
INTEGRATED APPLIANCES  
TWO BALCONIES  
ALLOCATED PARKING  
EXCELLENT RAIL LINKS  
IDEAL FIRST PURCHASE OR  
INVESTMENT

station is within easy reach, providing regular services to London Marylebone in approximately 50 minutes. Road users benefit from strong links via the A41, connecting to Tring, the M25, and beyond.







*We Sold It are pleased to present this well-presented two-bedroom apartment, set within a popular modern development in Weston Turville, around 1 mile from the Stoke Mandeville Train Station with direct services to London Marylebone. The accommodation is thoughtfully arranged and includes an entrance hall with useful storage, a bright and spacious lounge featuring a Juliet balcony, and an open-plan kitchen/diner fitted with a range of integrated appliances, making it ideal for modern living and entertaining. There are two double bedrooms, with the principal bedroom benefitting from an en-suite shower room, bedroom two benefits from a balcony and is served by a contemporary family bathroom. The property further benefits from allocated parking and would suit first-time buyers, commuters, or investors alike.*







Approximate total area<sup>(1)</sup>  
765 ft<sup>2</sup>  
Balconies and terraces  
37 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://WeSoldIt.co.uk)

*MONEY LAUNDERING REGULATIONS 2017* intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

*THE CONSUMER PROTECTION REGULATIONS 2008* We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

\*Fastest Train from Aylesbury to London Marylebone

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