



Wroughton Road, Wendover
£255,000





- No Onward Chain
- Two Double Bedrooms
- Open Plan Living Space
- Integrated Kitchen Appliances
- Lots of Natural Light
- Allocated Parking and Visitor Parking
- Short Walk to Wendover Woods
- Top Floor Apartment

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- Council Tax band: C
 - Tenure: Leasehold
 - EPC Energy Efficiency Rating: C
 - EPC Environmental Impact Rating: B

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- Service Charge: £1983.57 (Per Annum)
 - Ground Rent: £452.38 (Per Annum)

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast 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 and library. There are schools in the village for all ages, and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. 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.

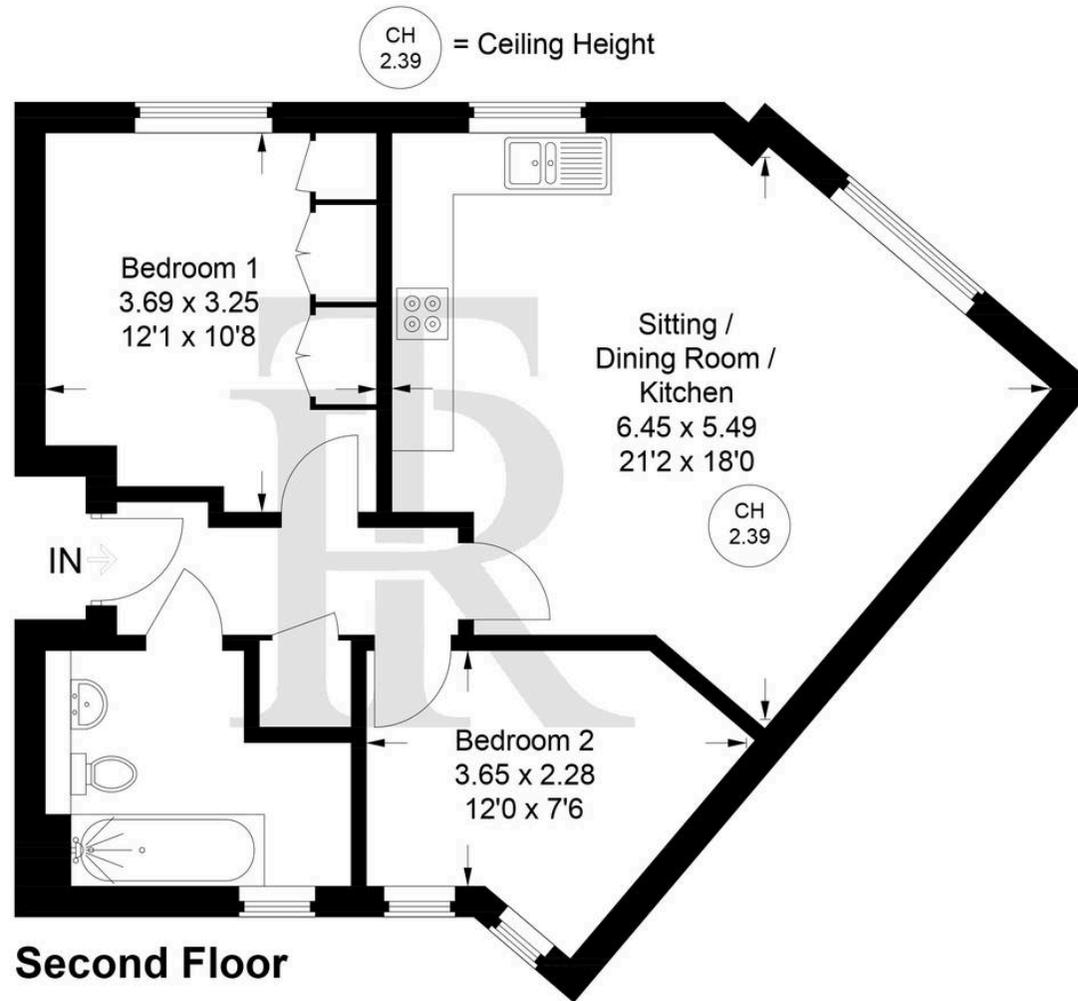


Offered with No Onward Chain this 2 bedroom top floor apartment set just a short walk to Wendover Woods.

This impressive two bedroom top floor flat presents a superb opportunity for buyers seeking a modern and well-appointed home, offered with no onward chain for a smooth and efficient purchase. The property features two generously sized double bedrooms, ideal for sharers, couples, or those requiring extra space for guests or a home office. The heart of the home is a spacious open plan living area, designed to maximise both comfort and functionality, with abundant natural light streaming through large windows to create an inviting and airy atmosphere. The contemporary kitchen is fitted with a range of integrated appliances, offering both style and convenience, and is complemented by a kitchen island with a breakfast bar, perfect for casual dining or entertaining. The layout ensures seamless interaction between the kitchen, dining, and living zones, making it a versatile space for relaxing or hosting friends and family.

The flat is finished to a high standard throughout, with neutral décor that allows for easy personalisation. Additional features include allocated parking for residents and ample visitor parking, providing practicality for both homeowners and their guests. Located just a short walk from the scenic Wendover Woods, the property benefits from a desirable setting with easy access to local amenities and transport links, making it an excellent choice for commuters and nature enthusiasts alike. With its combination of modern design, thoughtful layout, and convenient location, this top floor apartment offers a stylish and low-maintenance lifestyle, ready for immediate occupation.





Wroughton Road, HP22 5WE

Approximate Gross Internal Area = 58.1 sq m / 625 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

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