



4 Woods Place Aylesbury Road, Wendover - HP22 6LF
£300,000

 **TIM RUSS**
& Company



4 Woods Place Aylesbury Road

Wendover, Aylesbury

- Spacious First Floor Apartment
- For the Over 60's
- Situated just off the bottom of the High Street
- Allocated Parking & Carport
- Large Living/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Shower Room & Separate WC
- Communal Gardens

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, coffee shops, restaurants, health centre, dentists and library. There are many opportunities for recreation close to the village including tennis, bowling, Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.



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Situated in a highly sought after location close to the High Street, a spacious first floor apartment offered with no onward chain.

This spacious first floor apartment is one of six quietly set back from the Aylesbury Road, very conveniently located for access to the village shops, library and health centre. There is a minimum age of 60 for this development and each owner also owns one share of the freehold.

The accommodation comprises the following: communal hallway with security door, entrance hall with coats cupboard, airing cupboard and large walk-in storage cupboard, good size double aspect living/dining room with patio doors leading out to the balcony, good sized kitchen with a range of eye level and base units and integrated appliances including double oven, hob and fridge/freezer. To the front of the apartment are two bedrooms both with built in wardrobes, a shower room fitted with a shower and wash basin, with a separate WC.

Outside: There are well kept communal grounds surrounding the properties and two parking spaces to the front, (one under cover).

Outgoings: We are advised that the annual ground rent and management cost is £1,320 which includes building insurance, ground rent and maintenance of the communal facilities including the gardens. There is an additional £10 per month charge for a parking space under the carport. The property is held on a 99 year lease which was issued in August 1993 and each owner owns one share of the freehold.

Council Tax band: C - Tenure: Share of Freehold - EPC Energy Efficiency Rating: C





GROSS INTERNAL
FLOOR AREA 74 SQ M / 796 SQ FT

WOODS PLACE, WENDOVER, HP22 6LF
APPROX. GROSS INTERNAL FLOOR AREA 74 SQ M / 796 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

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

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