



Woods Place, Aylesbury Road, Wendover - HP22 6LF
£275,000





Woods Place, Aylesbury Road

Wendover

- No Onward Chain
- Just off Wendover High Street
- Ground Floor Apartment for the Over 60's
- Double Bedroom
- Kitchen Breakfast Room
- Residents Parking
- Updating Required

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.

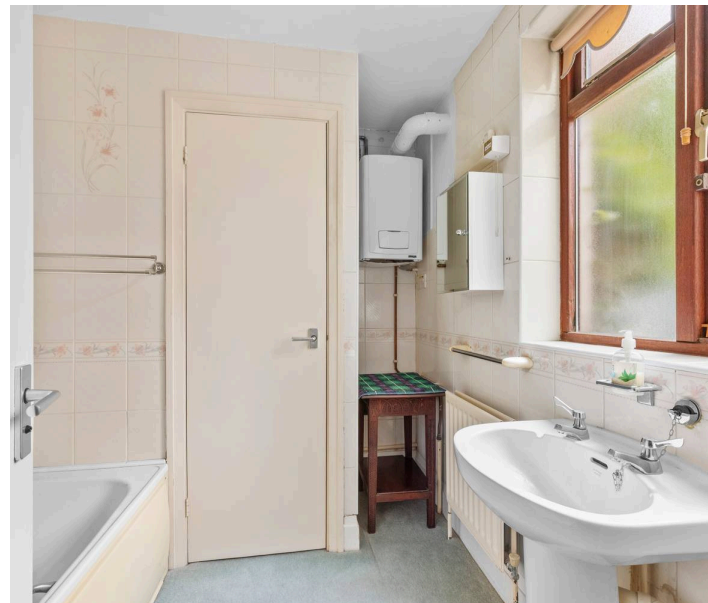
We are advised that the annual ground rent and management cost is £1,380 which includes building insurance, ground rent, water and sewerage and maintenance of the communal facilities including the gardens. There is an additional £10 per month charge for a parking space under the carport. The property is held on a 99 year lease which was issued in August 1991 and each owner owns one share of the freehold.




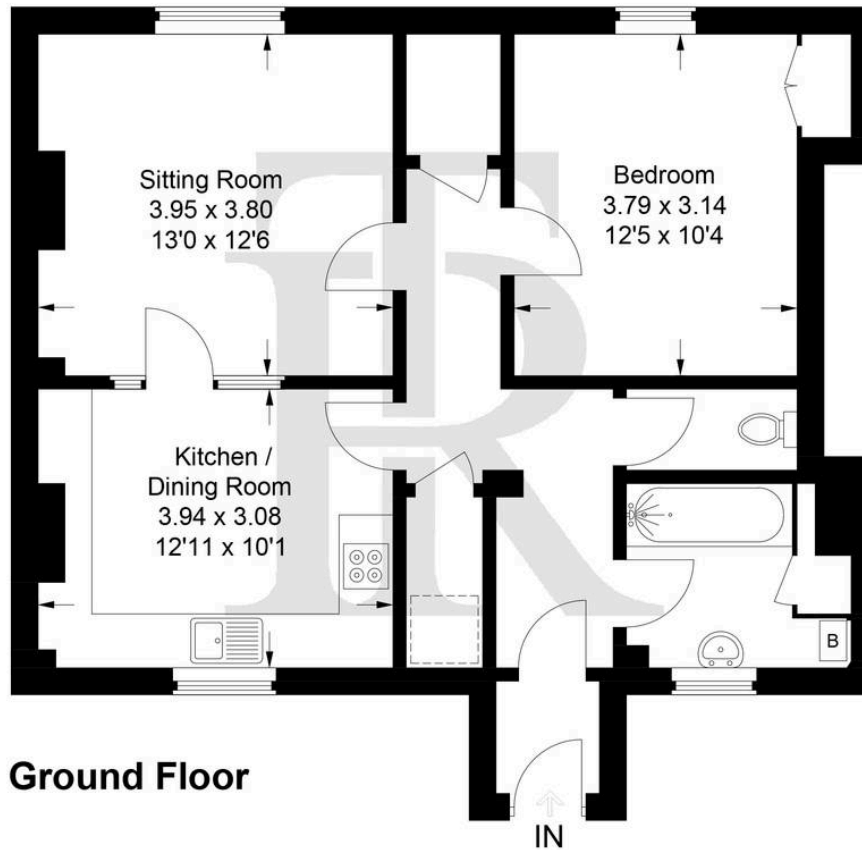
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Presenting a rare opportunity to acquire a well-proportioned one bedroom ground floor flat, ideally situated just off Wendover High Street and offered to the market with no onward chain. This ground floor apartment, exclusively for residents aged over 60, is located within a sought-after development that offers a secure and welcoming environment. The property features a generous double bedroom, providing ample space for furnishings and personal touches. The kitchen breakfast room is well laid out, with scope for modernisation to create a bright and functional space for every-day dining and meal preparation. The lounge is of comfortable proportions, allowing for a variety of furniture arrangements and offering a pleasant setting for both relaxation and entertaining. The bathroom, while functional, presents an excellent opportunity for updating to suit personal taste and requirements. Storage is thoughtfully integrated, with built-in cupboards ensuring practicality and convenience. Residents benefit from the added advantage of allocated parking, making day-to-day living both easy and accessible. The location is particularly appealing, being only a short distance from the shops, cafes, and amenities of Wendover High Street, as well as transport links for wider travel. The flat would suit those seeking a peaceful and manageable home, with the flexibility to update and personalise the interiors to their own specifications. With its desirable ground floor position, the property is easily accessible, making it an ideal choice for those seeking a long-term residence in a friendly and established community. The absence of an onward chain allows for a swift and straightforward purchase process, appealing to buyers who are ready to move quickly. This is a wonderful chance to secure a sensibly priced home in a prime location, offering both comfort and convenience for the over 60's market.



 = Reduced headroom below 1.5m / 5'0



Ground Floor

Woods Place, HP22 6

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
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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By law we must verify every seller and buyer for anti-money laundering purposes.

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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.