



Apt 15, Ridgeway Place, 8 Hale Road - HP22 6BJ
£540,000

 **TIM RUSS**
& Company



Apartment 15

Ridgeway Place, Hale Road, Wendover

- No Onward Chain
- Good Sized Private Patio
- Sitting Room with doors out to patio
- Well-fitted kitchen/dining room
- Two double bedrooms
- Bathroom + En-Suite Shower Room
- Utility Room
- Superb communal gardens extending to 1.7 acres
- Allocated Parking

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, Health Centre, Dentists, Library.

There are many opportunities for recreation close to the village including Wendover Bowls Club, Halton Tennis Club, Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

Within a short walk of the village centre, a well presented 2 bed apartment with an en-suite shower, well fitted kitchen/dining room, a good sized PRIVATE PATIO and superb communal grounds of 1.7 acres. No chain.



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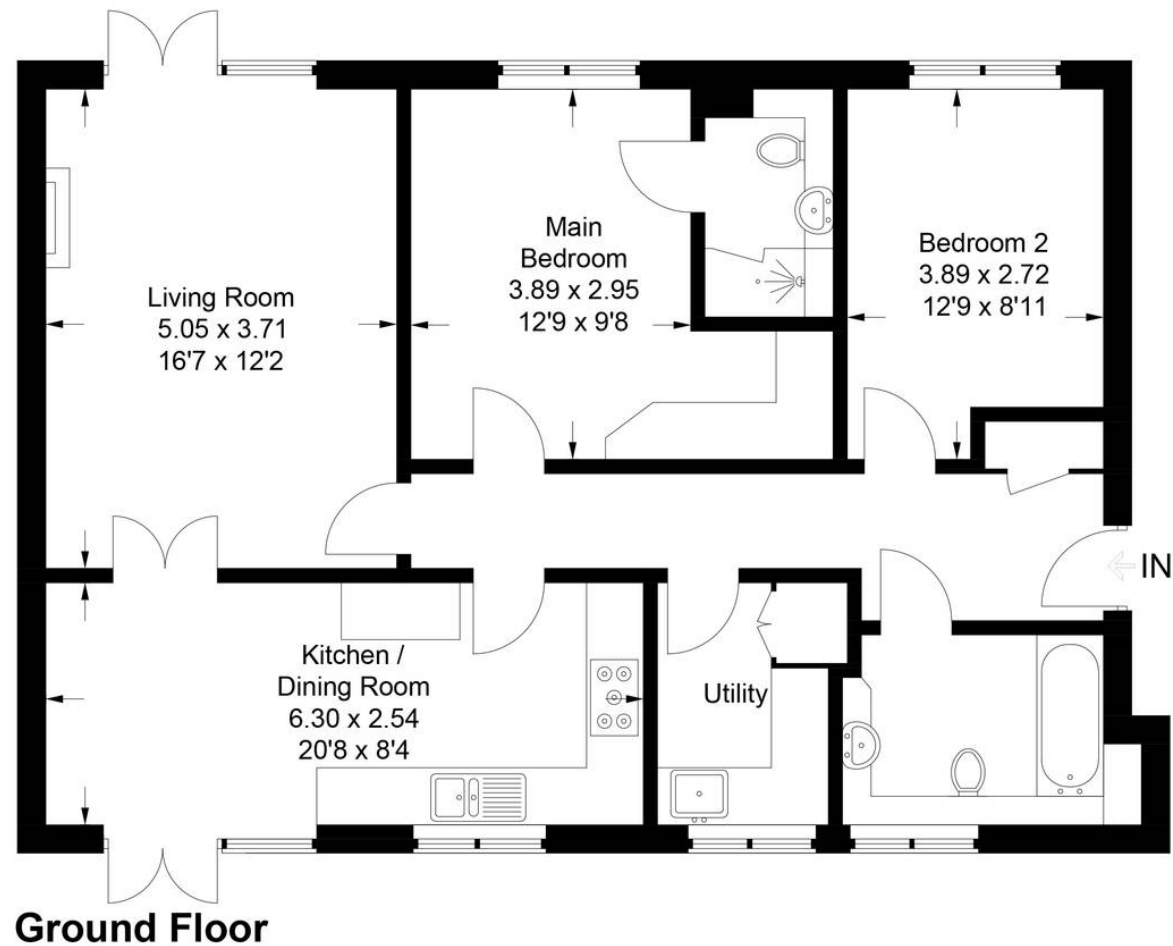
Situated within a short walk of the village centre, a beautifully presented 2 bedroom apartment with the benefit of its own private patio in addition to the superb communal grounds of 1.7 acres. Built just nine years ago by McCarthy & Stone, Ridgeway Place is a select development comprising of high quality apartments for the over 55's, situated in the highly regarded location of Hale Road, close to the Village centre. The property is being sold with no onward chain and is accessed via a communal entrance hall with security entry system. The well-presented accommodation comprises: entrance hall, light and airy sitting room with double doors leading out to the good sized private patio. The kitchen is fitted to a high standard with integrated appliances including: induction hob, extractor, oven, microwave, fridge/freezer and dishwasher. There is also a useful utility room with space and plumbing for a washing machine. The master suite is of a good size and comprises of a large double bedroom with a range of fitted wardrobe cupboards and an en-suite shower room. There is also a good size guest bedroom and a bathroom.

The development is set in 1.7 acres of beautiful landscaped grounds with fruit trees, shrubs, a restored Victorian lawn and a 'nature pond' and several seating areas. There is allocated parking for one car in addition to visitor's spaces.

Outgoings - Service Charge: £5,500 per year which can be paid in 10 monthly instalments. This includes building insurance, ground rent, maintenance of the communal areas and grounds, and also, the under floor heating for the apartment. Ground Rent: £495 per annum. Lease: 999 years from 2016 N.B. Pets will be considered but permission must be applied for from McCarthy & Stone.

Council Tax band: E- Tenure: Leasehold - EPC band C





Ground Floor

Ridgeway Place

Approximate Gross Internal Area
86.1 sq m / 927.4 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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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.