



20 Wroughton Road, Wendover - HP22 5WE
£250,000

TR TIM RUSS
& Company



- Beautifully Presented Two Bedroom Apartment in a Highly Desirable Wendover Location
- Spacious & Well-Proportioned Accommodation Throughout
- Spacious Lounge/Diner Providing an Excellent Space for Relaxing & Entertaining
- Beautifully Appointed & Stylishly Designed Kitchen with Contemporary Finishes
- Excellent Commuter Connections from Wendover Station to London Marylebone
- Highly Convenient Wendover Setting Close to Local Amenities
- Well-Proportioned Bedrooms Offering Excellent Flexibility
- Generously Proportioned Principal Bedroom with Private En-Suite Shower Room
- Contemporary Family Bathroom with Stylish Fixtures & High-Quality Finishes
- Sheltered Allocated Parking Space Providing Secure & Convenient Off-Street Parking

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.



This beautifully presented two bedroom top floor apartment is situated in a highly desirable Wendover location, offering spacious and well-proportioned accommodation throughout. The property features a generous lounge/diner, providing an excellent space for relaxing and entertaining guests. The stylishly designed kitchen boasts contemporary finishes and modern appliances, while both bedrooms are well-sized and offer excellent flexibility for a range of lifestyles. The principal bedroom benefits from a private en-suite shower room, and there is a contemporary family bathroom with high-quality fixtures. The apartment is part of a well-maintained residential development with established communal areas and is ready for immediate occupation, making it an ideal opportunity for first-time buyers, investors or those looking to downsize. Excellent commuter connections are available from Wendover Station to London Marylebone, and the setting is highly convenient for local amenities, including a nearby shop for every-day essentials.

Outside, the property enjoys access to attractive communal green spaces and parks, providing a peaceful setting for residents to relax and enjoy the outdoors. The development offers a sheltered, allocated parking space, ensuring secure and convenient off-street parking. With excellent access to Wendover Woods, the Chiltern Hills and the surrounding countryside, this apartment is perfectly positioned for those who appreciate both town and country living.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

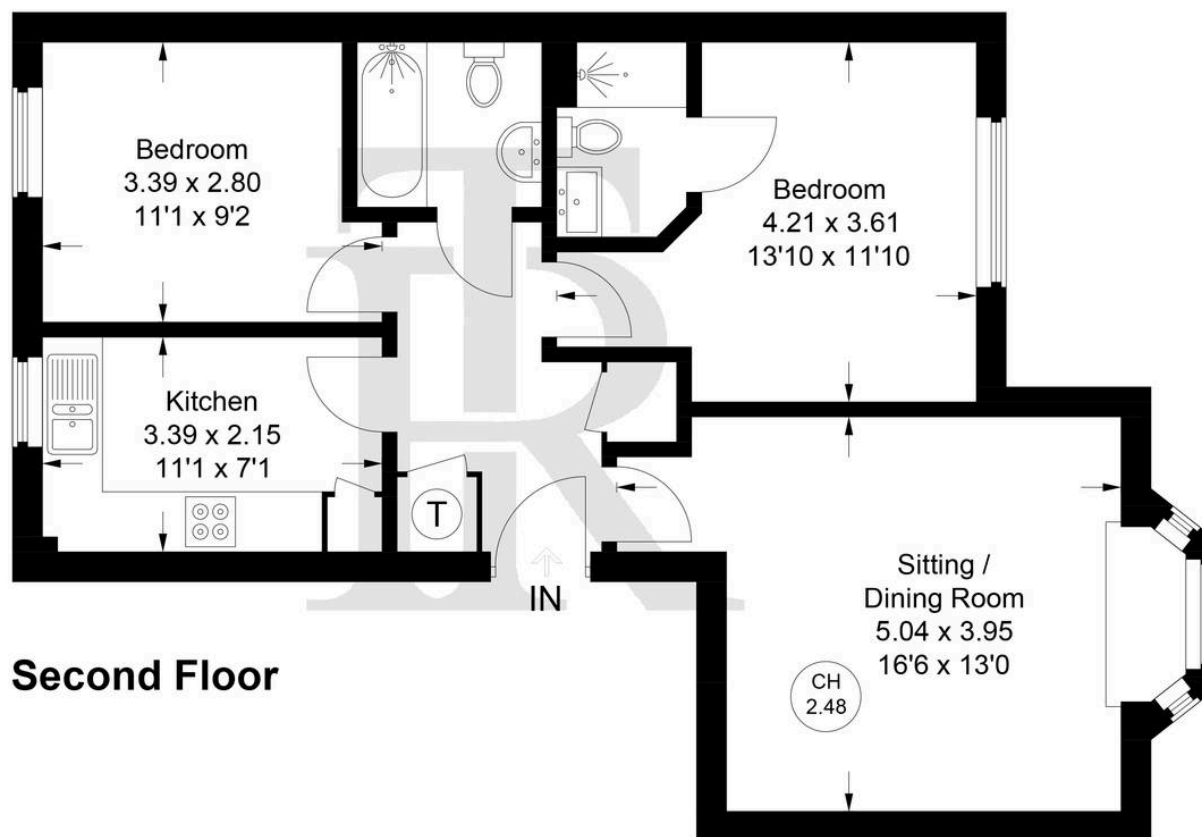
Service Charge - £1,898 per annum

Ground Rent - 452.38 per annum

109 years remain



CH
2.48 = Ceiling Height



Second Floor

Wroughton Road, HP22 5

Approximate Gross Internal Area = 61.1 sq m / 658 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

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

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

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.