



Wroughton Road, Wendover - HP22 5WE
£245,000

 **TIM RUSS**
& Company



Wroughton Road

Wendover

- No Onward Chain
- Second Floor Apartment
- Two Good Size Bedrooms
- Ensuite and Main Bathroom
- Kitchen with Included Appliances
- Allocated and Visitor Parking
- Short Walk to Wendover Woods

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.



Wroughton Road

Wendover

Offer with No Onward Chain a two double bedroom apartment just a short walk away from Wendover Woods

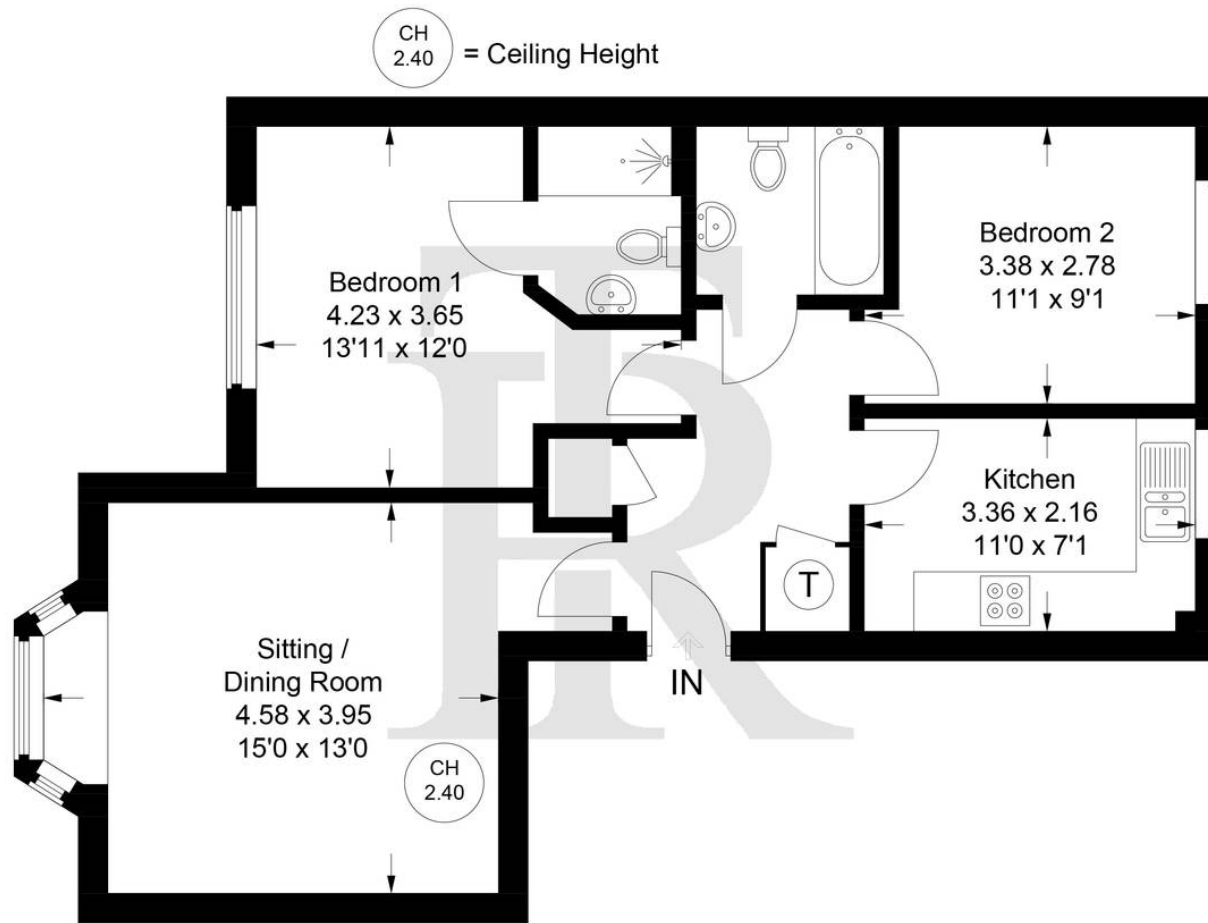
This well-presented two-bedroom apartment, offered with no onward chain, provides an excellent opportunity for both first-time buyers and investors seeking a comfortable and conveniently located home. Situated on the second floor, the property features a spacious and inviting layout, including two good size bedrooms that offer flexibility for a variety of living arrangements. The principal bedroom benefits from an ensuite shower room, while a separate main bathroom serves the rest of the apartment, ensuring privacy and convenience for residents and guests alike. The living space enjoys ample natural light and provides a welcoming space for relaxation or entertaining. The kitchen is thoughtfully designed and comes complete with included appliances, making it ready for immediate use and ideal for those who enjoy cooking at home. Additional features include allocated parking for residents, as well as visitor parking, ensuring that parking is never an issue for you or your guests. The apartment is ideally situated just a short walk from the popular Wendover Woods. With its well-proportioned rooms, and desirable location, this property represents a fantastic opportunity to secure a stylish and low-maintenance home in a sought-after area. Early viewing is highly recommended to fully appreciate the space and quality on offer.

Tenure - Leasehold 109 years remaining

Ground Rent - £452.38 pa (2026) Service/Estate Management charge - £1898.00 pa (2025)

Council Tax band: C - EPC Rating C





Second Floor

Wroughton Road, HP22 5

Approximate Gross Internal Area = 61.0 sq m / 657 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.



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