



PORTFOLIO
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Wroughton Road. Wendover, Buckinghamshire

Wendover, Buckinghamshire

A well presented one-bedroom ground floor apartment.



The Property

1 Wroughton Road is an appealing ground-floor apartment offering well proportioned and thoughtfully arranged accommodation, ideally suited for first-time buyers, down-sizers or investors.

The property is approached via a secure communal entrance and opens into a welcoming entrance hallway, which benefits from two generous storage cupboards. The bright and spacious open-plan living area provides a particularly pleasant setting, with the sitting room enjoying lovely views over the surrounding area and flowing seamlessly into the well appointed kitchen.

The comfortable double bedroom is well proportioned, while the modern bathroom is finished in a contemporary style.

The apartment has a practical and well-balanced layout, with excellent natural light and a good sense of space throughout. Further benefits include gas-fired central heating, double glazing, well maintained communal gardens, an allocated parking space and communal bike store.



Location

Wendover is a picturesque and highly sought after market town situated at the foot of the Chiltern Hills in Buckinghamshire. Combining traditional charm with excellent everyday amenities, the town offers a wonderful balance of village-style living and convenient connections. The High Street is home to a good selection of independent shops, cafes, restaurants, pubs and everyday facilities, while the surrounding countryside provides an abundance of opportunities for walking, cycling and enjoying the outdoors. Wendover Woods and the wider Chiltern Hills are close by, providing beautiful woodland and countryside to explore.

The town is particularly well connected, with Wendover railway station providing regular services towards London Marylebone and Aylesbury, making it an attractive choice for commuters. Road connections are also excellent, with the A413 providing access towards Aylesbury and Amersham, while the M40 and M25 are within easy reach.

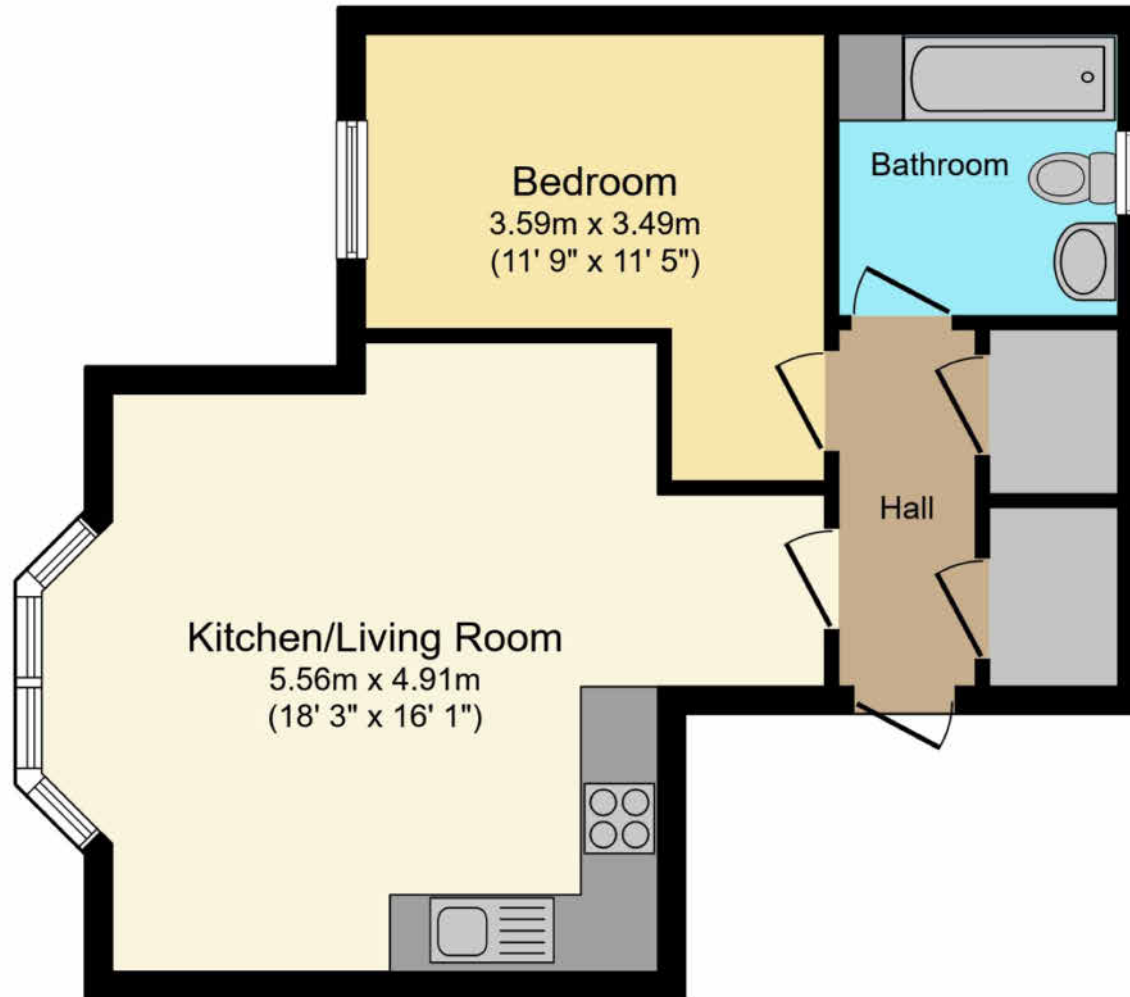
Wendover is also well regarded for its schools and strong sense of community, making it an appealing location for families, professionals and those looking to enjoy a more relaxed pace of life without sacrificing accessibility.



Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 44.9 m² (484 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

Wroughton Road. Wendover, Buckinghamshire

Offered with no onward chain, 1 Wroughton Road is a well presented one-bedroom ground-floor apartment enjoying a particularly attractive outlook over Wendover Woods, situated within the highly sought-after Princess Mary Gate development.

Guide Price

£200,000

- No Onward Chain
- Ground Floor
- One Double Bedroom
- Allocated Parking

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold

Years left on lease: 109

Ground Rent: £361.91

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk
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