



Alder Road, Weston Turville, Buckinghamshire HP22 5ZE

A superb first floor apartment, offering light and spacious accommodation, allocated parking, and only a 0.9 mile walk of Stoke Mandeville station.



Entrance Hall

From the communal entrance, stairs take you to the first floor landing, A front door into a light and spacious entrance hall, doors to both bedrooms, lounge and bathroom as well as a large storage cupboard.

Lounge / Diner

An exceptional double aspect lounge / dining room gives a light and airy feel and open to the kitchen there is also carpeted flooring and a radiator.

Kitchen

Recently refitted with an extensive range of wall and base units with complementary work-surfaces over, built in oven and induction hob with extractor over, space and plumbing for washing machine, window, wood effect flooring, and space for a fridge freezer.



Bedroom One

A generous double bedroom, window to rear aspect. carpeted flooring and a radiator.

Bedroom Two

A cosy double bedroom, a window to the rear aspect. carpeted flooring.

Bathroom

A white suite comprising of bath with shower over, low level w/c and pedestal wash hand basin, part tiled walls and tiled floor.



Outside

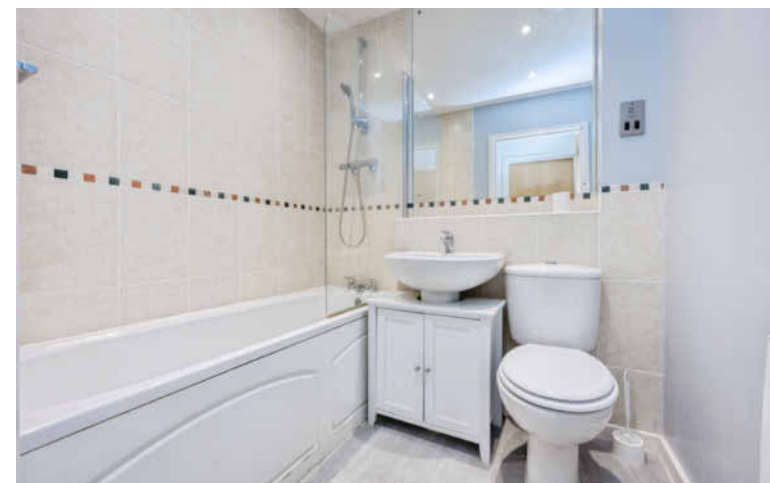
The apartment has allocated parking in a private car park, there is also a bike store and designated drying area.

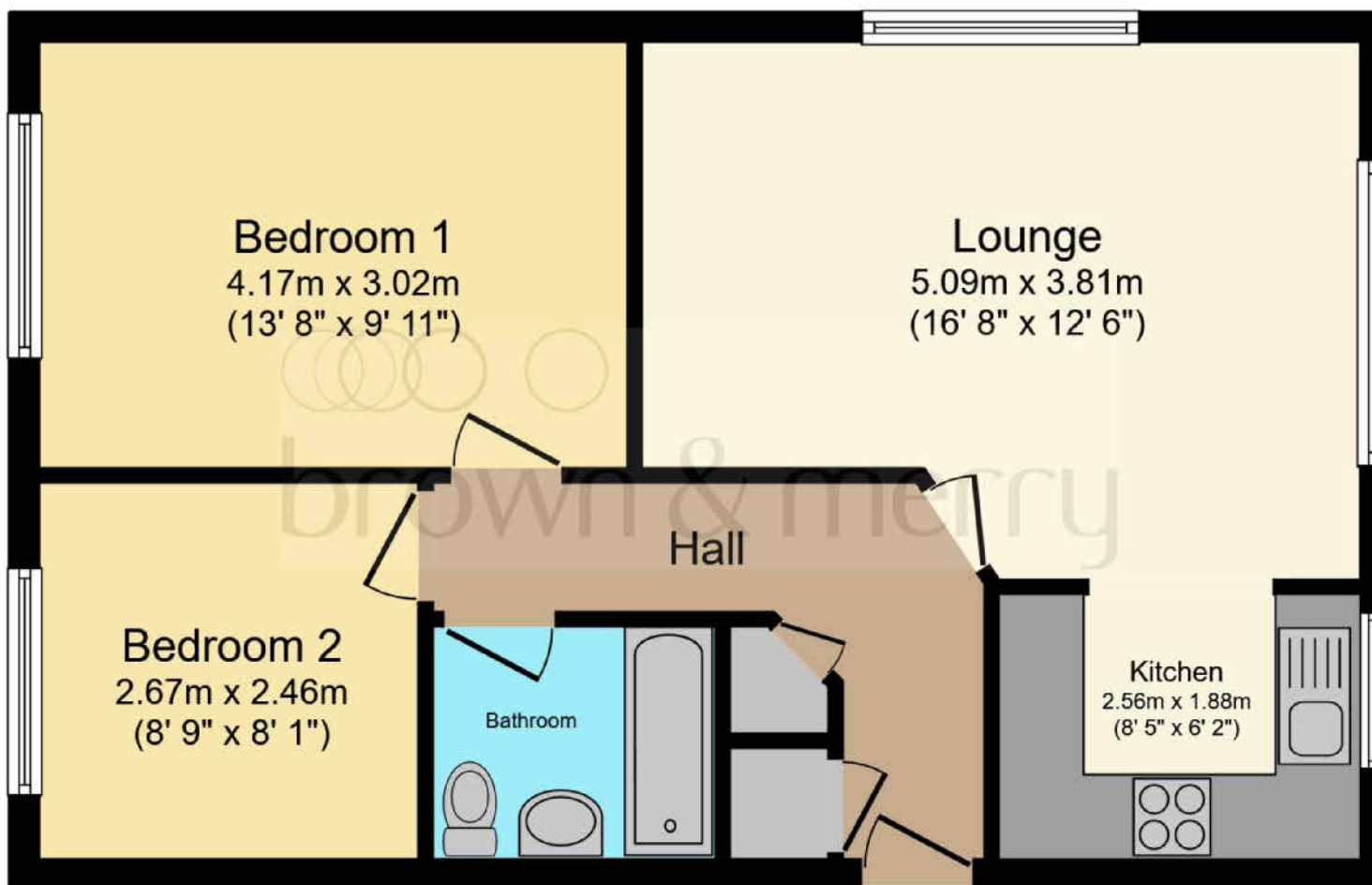
Location

This appealing apartment is well located on the increasingly popular Hampden Hall development, within the catchment for The John Colet and the ability to walk to Stoke Mandeville station being a particular attraction. There are also nearby footpaths giving access to the surrounding countryside with the Chiltern Hills as a backdrop. The county town provides a good range of shopping and entertainment facilities, together with grammar schools. The nearby A41M offers a swift connection with the M25 (Junction 20) and M1.

Education

With many local schools in the area from Bedgrove Junior school to Weston Turville CE School and then the highly regarded John Colet upper school in Wendover. Aylesbury also has the Grammar and High Schools, together with Sir Henry Floyd Grammar School.





Total floor area 54.2 m² (583 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Alder Road, Weston Turville, Buckinghamshire HP22 5ZE

A superb first floor apartment offering light and spacious accommodation, two bedrooms, recently refitted kitchen and a spacious reception room, family bathroom. Allocated parking and bike store. Viewing is essential to appreciate the size of the exceptional apartment.

Guide Price

£200,000

- Two Bedrooms
- First Floor
- Good Transport Links
- NO ONWARD CHAIN

EPC Rating: C

Council Tax Band: C

Tenure: Leasehold

PORTFOLIO
from


brown & merry



To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

Woollerton House, 7 High Street, Wendover, Aylesbury,
Buckinghamshire HP22 6DU
brownandmerry.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

