



PORTFOLIO
from


brown & merry

Clay Lane, Wendover, Buckinghamshire

26 Clay Lane, Wendover, Buckinghamshire, HP22 6NS

A beautifully presented ground floor apartment, conveniently located just 0.2 miles from Wendover High Street.



The Property

26 Clay Lane is a purpose built ground floor apartment, offering two bedrooms, a bright open plan sitting room and kitchen. The kitchen is fitted with an attractive range of wall and base units with complementary work-surfaces over and built in appliances, a useful utility room with space and plumbing for a washing machine. The bathroom is well appointed with a white suite, bath with shower over, low level wc and washbasin unit with storage below.

The main bedroom is a light and spacious room with a good range of built in wardrobes. The second bedroom is a cosy double and is currently being used as a home office.

Outside

The property is approached by a pedestrian path with an area of communal garden to the front. A communal car park can be found to the left of the apartments.

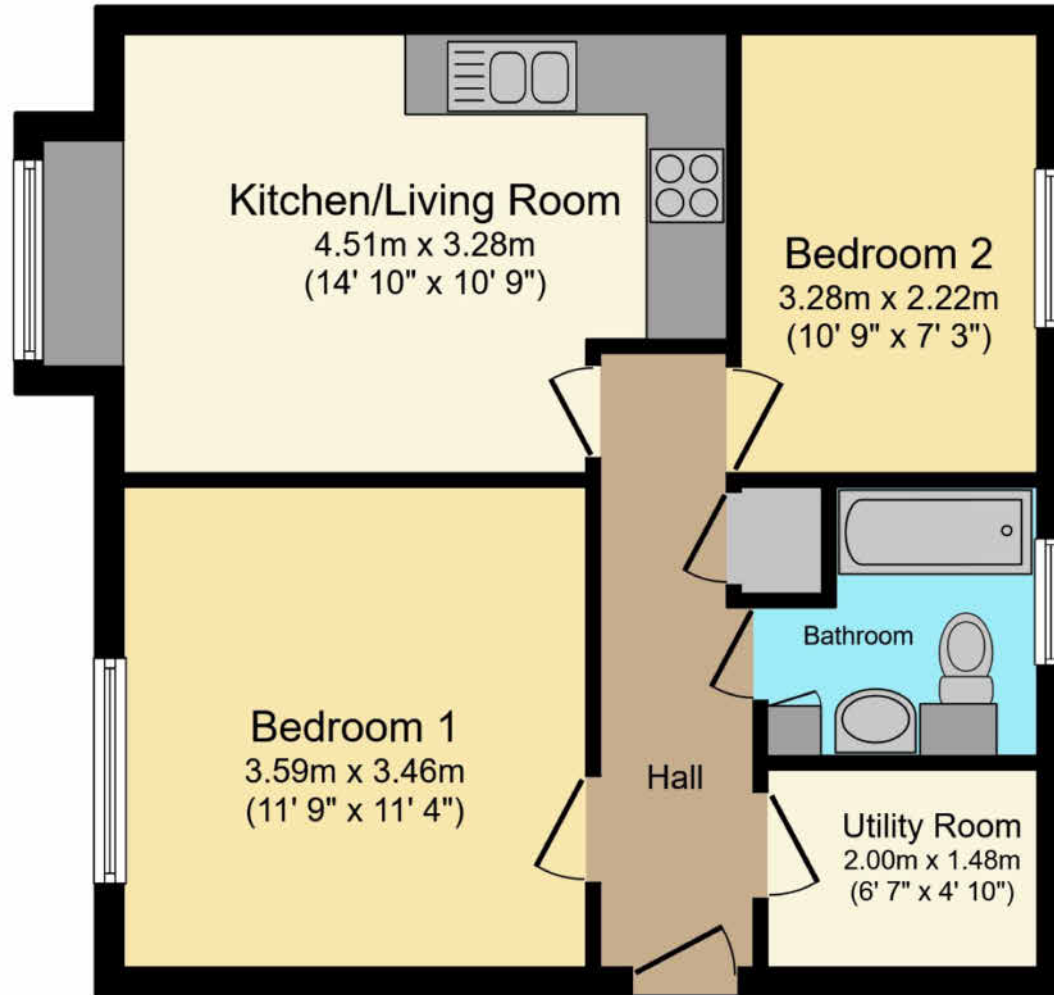




Location

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 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.





Total floor area 48.6 m² (523 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 Clay Lane, Wendover, Buckinghamshire

A superb ground floor apartment, offering two bedrooms, bathroom, open plan kitchen, living room plus utility room. Communal parking near by.

Offers In Excess Of

£225,000

- Ground Floor Apartment
- Two Bedrooms
- Communal Parking
- Excellent Condition

EPC Rating: D

Council Tax Band: B

Tenure: Leasehold

Years left on lease: 95 Years

Ground Rent: £10.00 pa

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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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Buckinghamshire, HP22 6DU
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