



McIndoe Drive
Wendover | Buckinghamshire | HP22 5GF



bonners & babingtons

Built in 2012, this superb apartment is in a commanding position overlooking Wendover Woods.

2 double bedrooms, 2 bathrooms and a stylish fully fitted kitchen.

8 year builder warranty and 155 year lease.

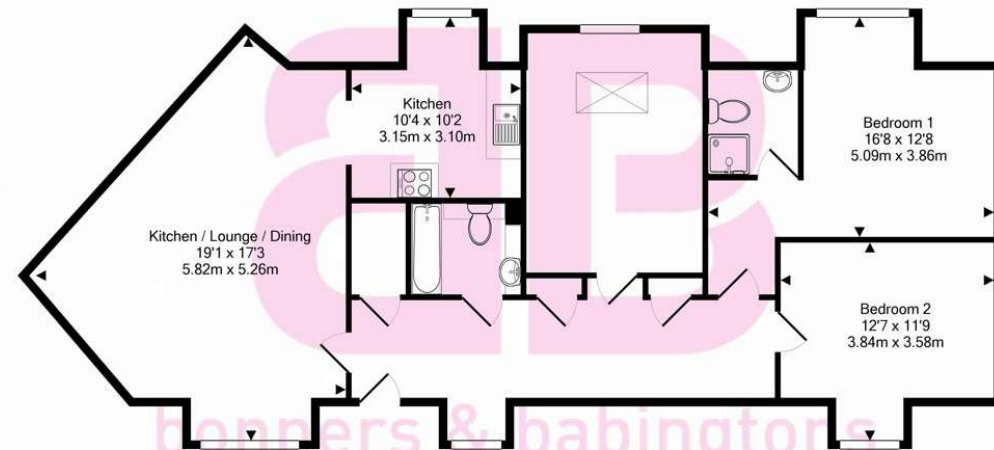
SPACIOUS AND IN FANTASTIC CONDITION



- 2 Large Double Bedrooms
- En-suite and a further Bathroom
- Open Plan Lounge/ Dining Room
- Well Equipped Kitchen
- Huge Entrance Hall
- Wonderful Condition
- Under Builder Warranty
- Appliance Warranty
- Allocated parking
- Edge of Estate Position

McIndoe Drive, Wendover, Buckinghamshire, HP22 5GF

Approx. Gross Internal Area
100 sq m – 1076 sq ft



This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed



This beautiful second floor apartment has a wealth of positives. Everything has that nearly new feeling - all the carpets and decorations look great and it really is just a case of moving in to a property where everything has been done. Perfect for the DIY shy.

On entering the property, you will be immediately impressed by the long and wide entrance hall which gives the property a wonderfully spacious feeling.

The bright and airy Lounge/ Dining Room can easily accommodate a seating area and a dining table and overlooks a large grass area to the front with Wendover Woods a stroll away for nature lovers. Cont . .

Both bedrooms can take double beds with plenty of room to spare. There is also an en-suite to the master bedroom and a separate bathroom. The kitchen is well equipped (appliance guarantees still to run) and has a gas cooker, dishwasher and washing machine.

There is allocated parking as well as ample visitor parking. A secure brick built bike shed is nearby.

Wendover is a flourishing, provincial and attractive village with a main line train station providing excellent commuter access to Marylebone (50 mins). The A41 and M25 are close by.

This well regarded village offers a weekly Farmers' Market, a library, health centre, public houses, restaurants and shops. There is also a Tennis Club with squash and bowls. Wendover has a strong selection of schools for those with children. There are primary schools, the well regarded John Colet and the village is also in the catchment area for 3 Grammar Schools in nearby Aylesbury.

The town stands on the edge of the Chiltern escarpment and Coombe Hill rises high above it. The area is renowned for its natural beauty and unspoiled rural life and offers many scenic walks nearby.

Services: Electricity, Water, Gas, Drainage

Heating: Gas Central Heating

Tenure: Leasehold. Ground rent £195pa. Service Charge £113 pm

EPC summary: EERC (79/80) EIR B (82/83)

Local Authority: Aylesbury Vale District Council

Council Tax: Band C

Directions: From the clock tower in Wendover, head out in the direction of RAF Halton and Tring. At the second roundabout, turn right and then immediately left into Wood Lane. Continue up the hill and take the first right into McIndoe Drive and then the first right into the visitors' parking area. Postcode is HP22 5GF

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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