

**2 Princess Mary Drive  
Wendover  
Bucks  
HP22 5FS  
Offers In Excess Of £239,950  
Leasehold**

A charming apartment located on Princess Mary Drive in the picturesque town of Wendover. This delightful property boasts a cosy reception room, The kitchen has integrated appliances with a range of units providing storage, two bedrooms providing ample space for a small family or guests to stay over. Situated on the first floor, this vacant property offers a perfect start for any first time buyers or a great investment purchase. Conveniently located just a short walk away from the railway station and the village centre, this property offers easy access to transportation and amenities. Whether you're commuting to work or exploring the local shops and cafes, everything you need is within reach.

Lease 125 years with 112 remaining, ground rent £337.92 service charge £1742.81

Princes Mary Gate is a modern development in Wendover, a sought after village at the foot of the Chilterns with a picturesque village centre. There are a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone taking less than 50 minutes.

Approximate Gross Internal Area = 53.5 sq m / 576 sq ft

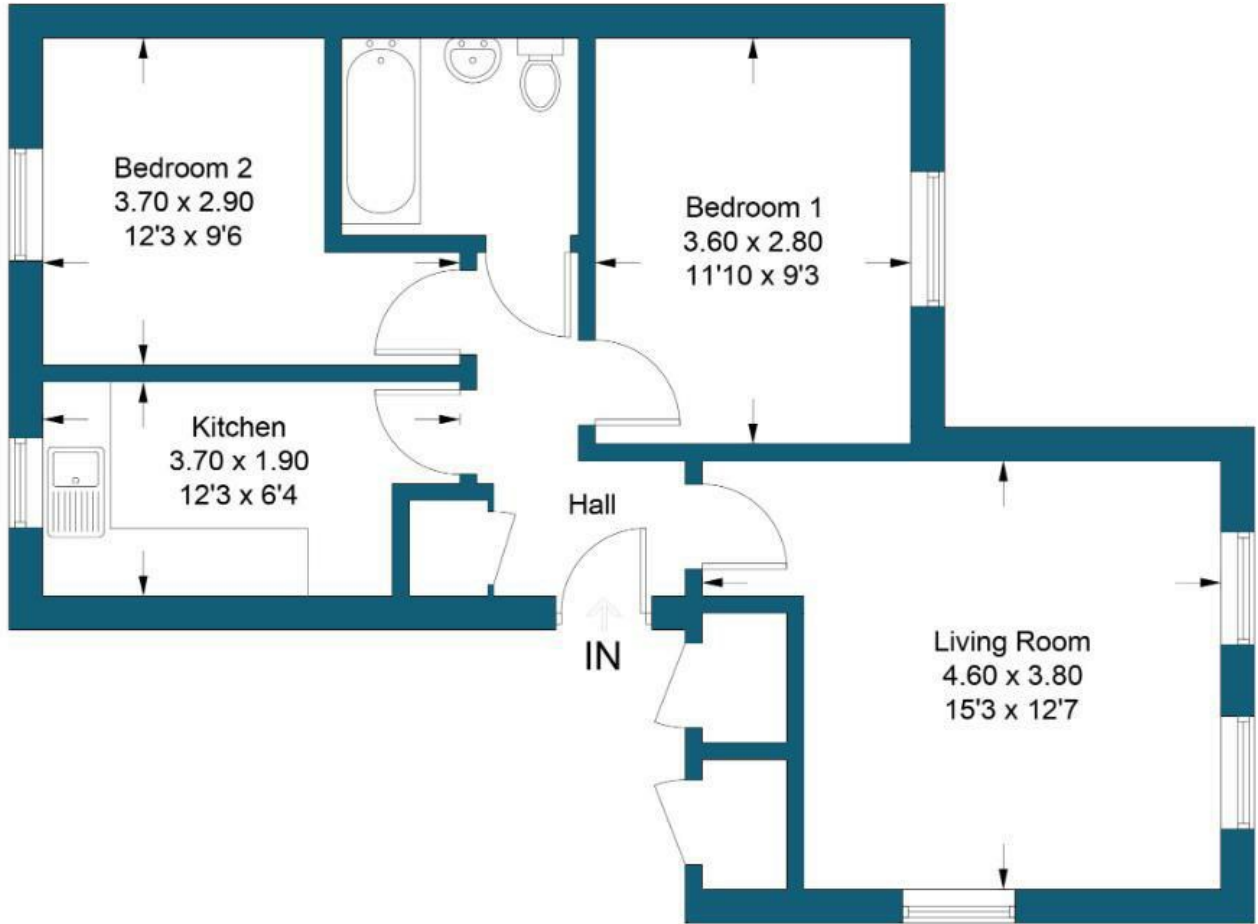



Illustration for identification purposes only, measurements are approximate,

## Directions

From the clock tower proceed out on the Tring Road, at the second roundabout turn right and first left in to Wood Lane, proceed up the hill and continue into Princess Mary Drive. Council tax band C

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewing and Contact Details



### Christopher Pallet

8 High Street  
Wendover  
Bucks  
HP22 6EA

wendover@christopherpallet.com  
www.christopherpallet.com



Christopher Pallet  
Professional advice since 1973