

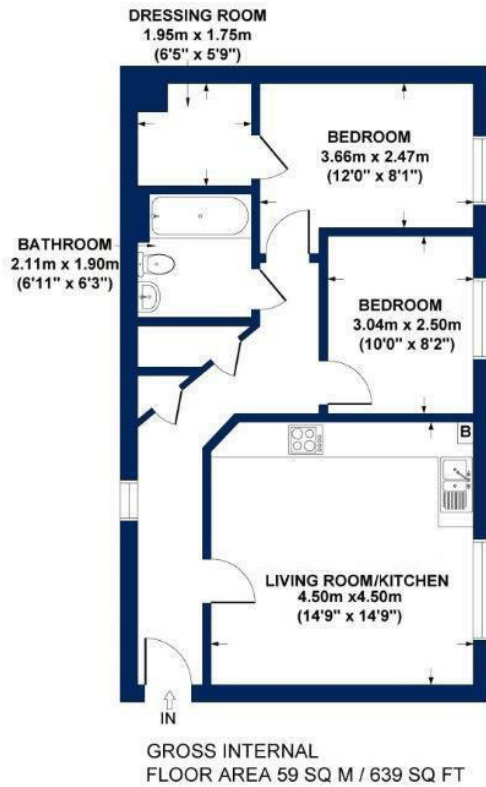


**12 Uxbridge Road
Wendover
Bucks
HP22 5TA**

Guide Price £247,500 Leasehold

A two bedroom apartment located on the Princess Mary Gate development in the picturesque town of Wendover. This delightful property boasts a cosy reception room/kitchen which 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 property offers a perfect start for any first time buyers or a great investment purchase. Allocated parking space with visitors spaces along with a communal garden and storage area. Conveniently located just a short walk away from the railway station and the village centre, offering 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 114 years remaining, ground rent £195 per annum service charge £140 per month.

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, restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone less than 50 minutes.




APPROX. GROSS INTERNAL FLOOR AREA 59 SQ M / 639 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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. Take the right turn into Scarlett Ave then left into Nocton Hall drive and then right into Uxbridge Road. Council tax band C

Energy Efficiency Rating

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

Viewing and Contact Details



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Professional advice since 1973