



**18 Swan Mews  
Wharf Road  
Wendover  
Bucks  
HP22 6EZ**

**£265,000**

A three bedroom first floor flat a short walk from the High street of Wendover. The accommodation comprises an entrance hall, sitting room/ dining room with balcony, kitchen, three bedrooms, bathroom room and a parking space.

Leasehold Details:

Maintenance charge: £110 pcm

Lease: 91 years remaining with a share of the freehold.

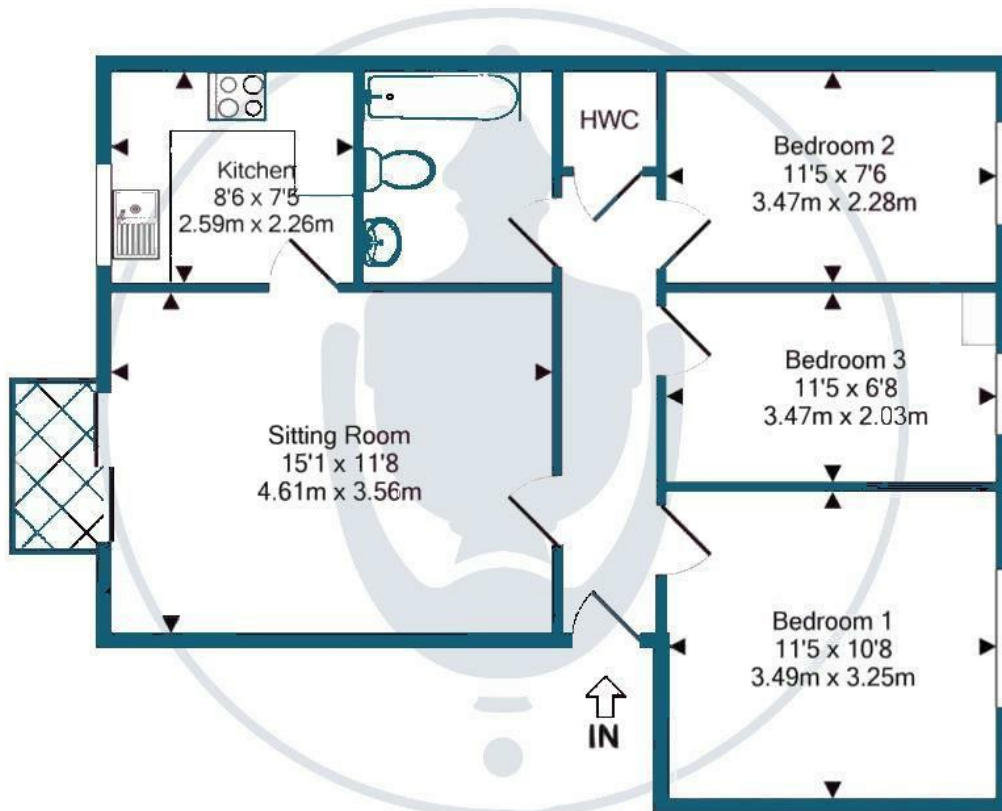
Ground Rent: N/A

Wendover is a sought after village at the foot of the Chiltern Hills 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.



**Christopher Pallet**  
Professional advice since 1973






Approx. Gross Internal Area  
59 sq m – 639 sq ft

This floorplan is not to scale. It is for guidance only

## Directions

Leave the High street and proceed into Aylesbury road. First roundabout right into Wharf road, left into Swam mews and the property is on the right hand side.

## 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>68</b>	<b>74</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

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