



Scarlett Avenue, Wendover, Bucks, HP22 5BD

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Wendover,
Bucks,
HP22 5BD

Offers Over £250,000
Leasehold

One of the largest two double bedroom first floor apartments on the Princess Mary Gate development, built in 2010 and available to the market with no onward chain. This lovely home offers two bathroom suites as well as a good standard of presentation throughout. The property over looks Wendover Woods, has two parking spaces and is available to view at your earliest opportunity.

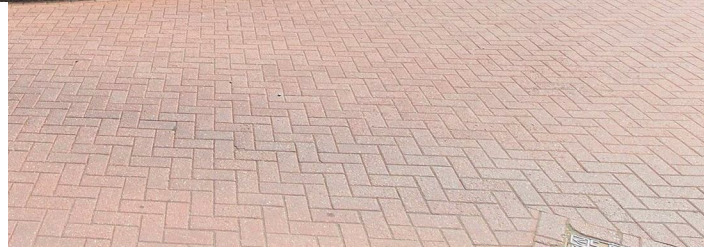
The accommodation on offer comprises: security communal entrance, entrance hallway, 18ft sitting room, kitchen, large master bedroom with en-suite shower room, second double bedroom and main bathroom. The apartment benefits from gas to radiator central heating, double glazing and allocated parking.

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 is 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.





A spacious two bedroom apartment in good order and abutting Wendover Woods



Ground Floor

A communal entrance door with secure telecom entrance system leads in to the communal hallway. A stair case rises to the first floor level and the entrance to the property.

Apartment Accommodation

The front door opens to the entrance hallway which has an airing cupboard and doors to all rooms. The 18ft sitting/dining room is a spacious room with plenty of space for a suite and dining room table. The room opens to the kitchen which has a built in oven and spaces for both a washing machine and a fridge freezer. The master bedroom is also of a good size with

an ensuite shower room, bedroom two is also a double bedroom. The bathroom has a recently refitted three piece white bathroom suite.

Outside

There is allocated parking and the block is located right next to Wendover woods.

Leasehold Details

Annual Ground Rent: £337.97

Lease remaining: 112 years

Annual Service Charge: £2,037.00




Directions

From Wendover High Street head up the B4009 Tring Road and after the second roundabout take a left into Babington Road. Follow this road into Scarlett Avenue and the block of apartments can be found on the right hand side.

Council Tax: Band C

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

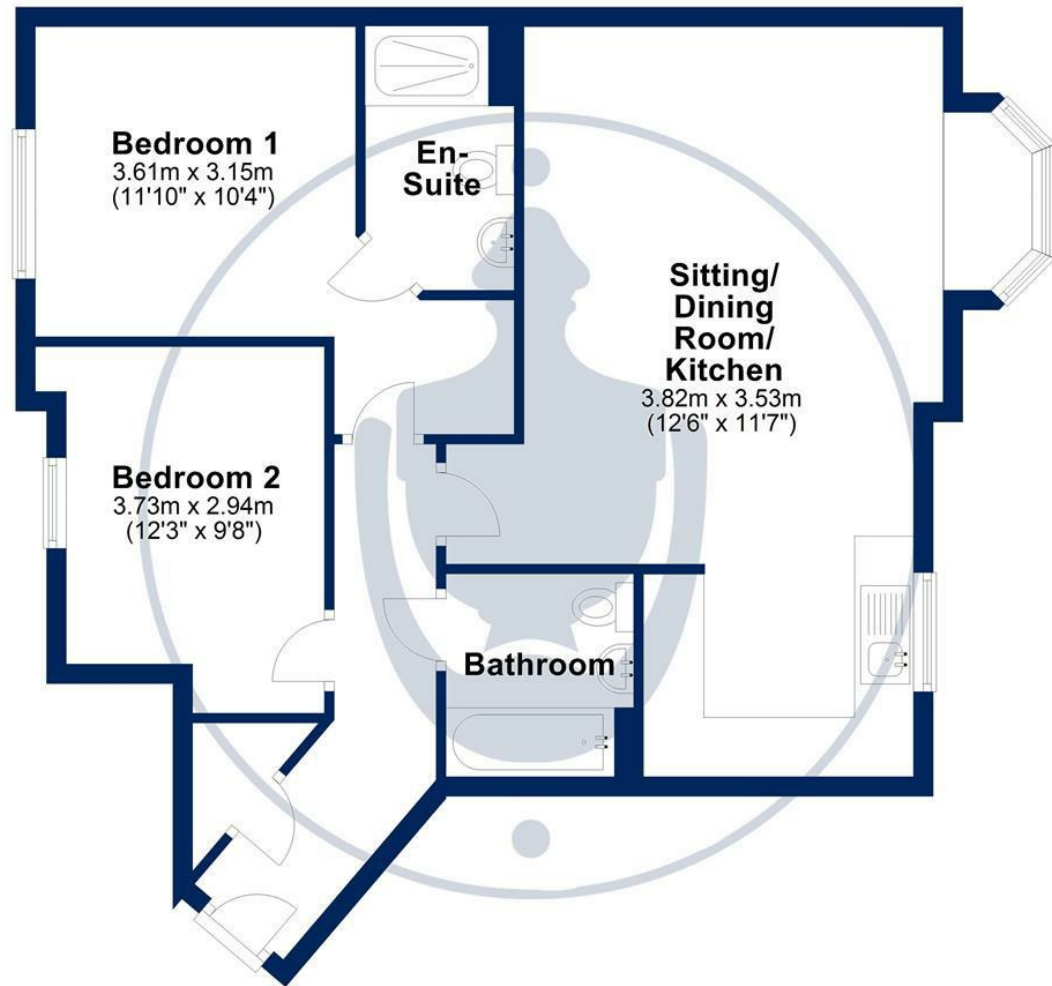
Viewing and Contact Details



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Total area: approx. 70.9 sq. metres (763.0 sq. feet)
For illustration purposes only - not to scale



Christopher Pallet

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