

**45 Scarlett Avenue  
Wendover  
Aylesbury  
HP22 5BD**

**Guide Price £260,000 Leasehold**

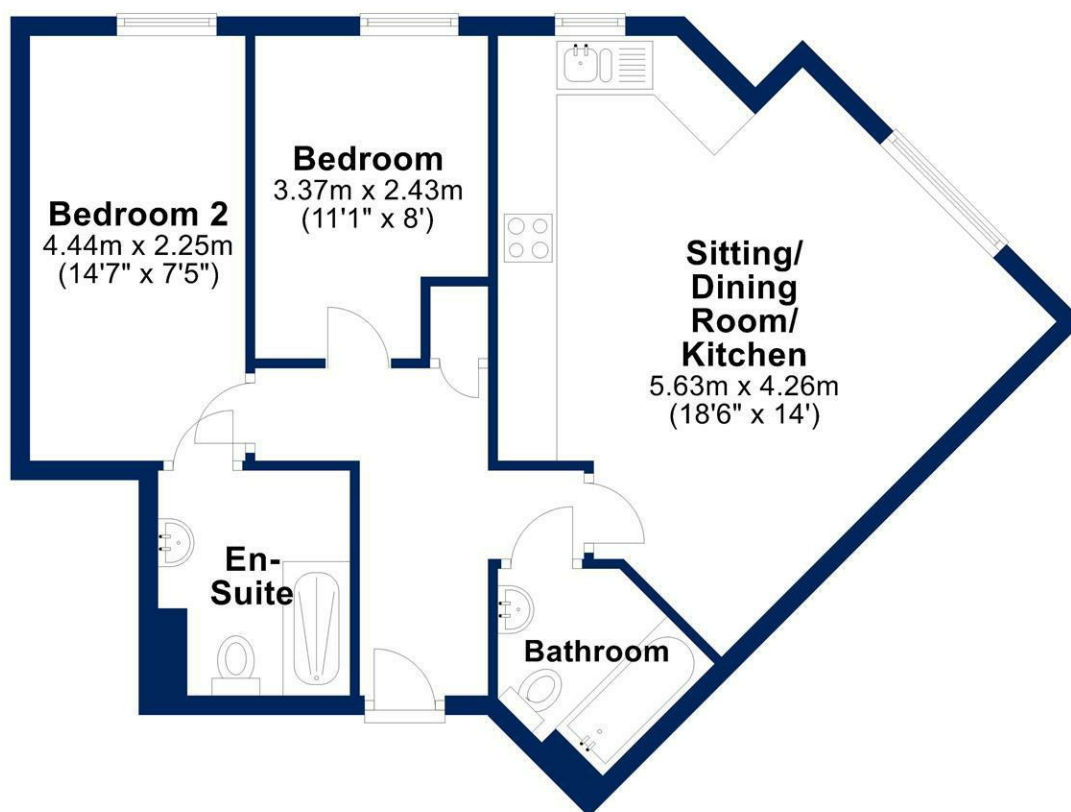
A two bedroom apartment located on the Princess Mary Gate development in the picturesque town of Wendover. This delightful property boasts a cosy reception room/kitchen which has integrated appliances with a range of units providing storage, two bedrooms providing ample space for a small family or guests to stay over. Situated on the ground 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 144 years remaining, ground rent £325 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



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Total area: approx. 58.9 sq. metres (634.0 sq. feet)  
For illustration purposes only - not to scale

## Directions

Head out of Wendover along the Tring Road (B4009) and at the second roundabout turn right, and then left at the next roundabout into Wood Lane. Follow the road into Scarlett Avenue and the property can be found on the left hand side. Council Tax: Band C

## Energy Efficiency Rating

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

## Viewing and Contact Details



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