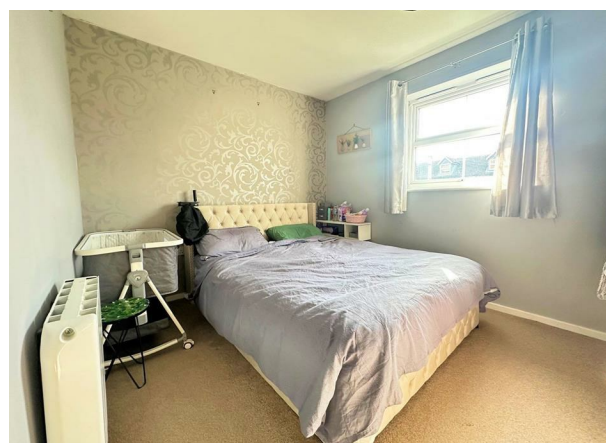




**5 Juniper Drive  
Weston Turville  
Buckinghamshire  
HP22 5WW**

**Guide Price £220,000 Leasehold**

A two bedroom first floor flat with its own private entrance and located on this popular development. comes to the market with no upper chain. The accommodation comprises an entrance hall, sitting room, kitchen, two bedrooms and bathroom. Additional benefits include: allocated parking.

Ground rent £491.01

Maintenance charge £1655.53

Lease details: 125 years from 01 January 2005.

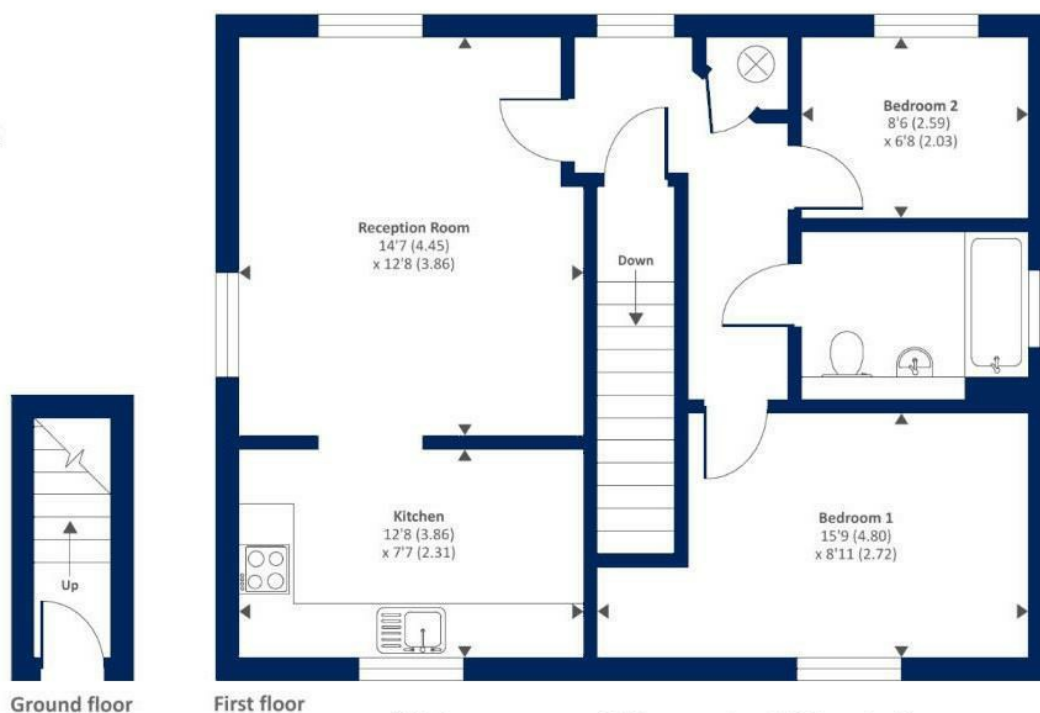
Weston Turville is a popular, sought after village with a range of shops for day to day needs, a county combined school, a number of restaurants/public houses and parish church. It is approximately 1 ½ miles from Wendover and 4 miles from Aylesbury. The closest main line railway station is at Stoke Mandeville (1 mile) with a regular service to London Marylebone (55 minutes). The A41 at Aston Clinton is close by with its good links via the Tring and Berkhamsted bypass to the M25 and motorway network.



**Christopher Pallet**

Professional advice since 1973





Total area: approx. 63.8 sq. metres (687 sq. feet)  
For illustration purposes only - not to scale.

## Directions

Leave Aylesbury on the A413 Wendover road towards Wendover at the roundabout turn left into Silver Birch Way and then right into Juniper Drive and the property is 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>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 69                                                                                                            | 79        |
| (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



**Christopher Pallet**

8 High Street  
Wendover  
Bucks  
HP22 6EA

wendover@christopherpallet.com  
www.christopherpallet.com



**Christopher Pallet**  
Professional advice since 1973