

# HUNTERS®

HERE TO GET *you* THERE



## Say & Sell Close

Grendon Underwood, Aylesbury, HP18 0SR

£149,950 Leasehold

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Council Tax: B



# 3 Saye & Sele Close

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£149,950



- One bedroom apartment
- Ground floor with own entrance
- Off street parking
- 102 years remaining on lease
- Ground rent £10 per annum
- Village location
- Store shed and shared garden
- No onward chain
- Maintenance charge of £452.28 per annum

Situated in the sought-after village of Grendon Underwood, this one bedroom ground floor apartment has just become available and has no onward chain.

The property briefly comprises of an entrance hall, large kitchen with electric oven and hob, shower room, large reception room and spacious bedroom with built-in wardrobe. The heating is electric with a hot water tank.

The apartment is in need of updating but would provide a wonderful opportunity for first time buyers, investment landlords and retirees alike, to put their own mark on and improve. Each apartment has access to the shared garden and its own shed as well as off road parking.

The property has a 125 year lease running from 2001. There is an annual maintenance charge of £452.28 per year and a ground rent of £10 per year.

Grendon Underwood is a thriving village with a real sense of community. It is within catchment for the renowned Waddesdon Secondary School with a wonderful village store and events at the village hall.



## Road Map



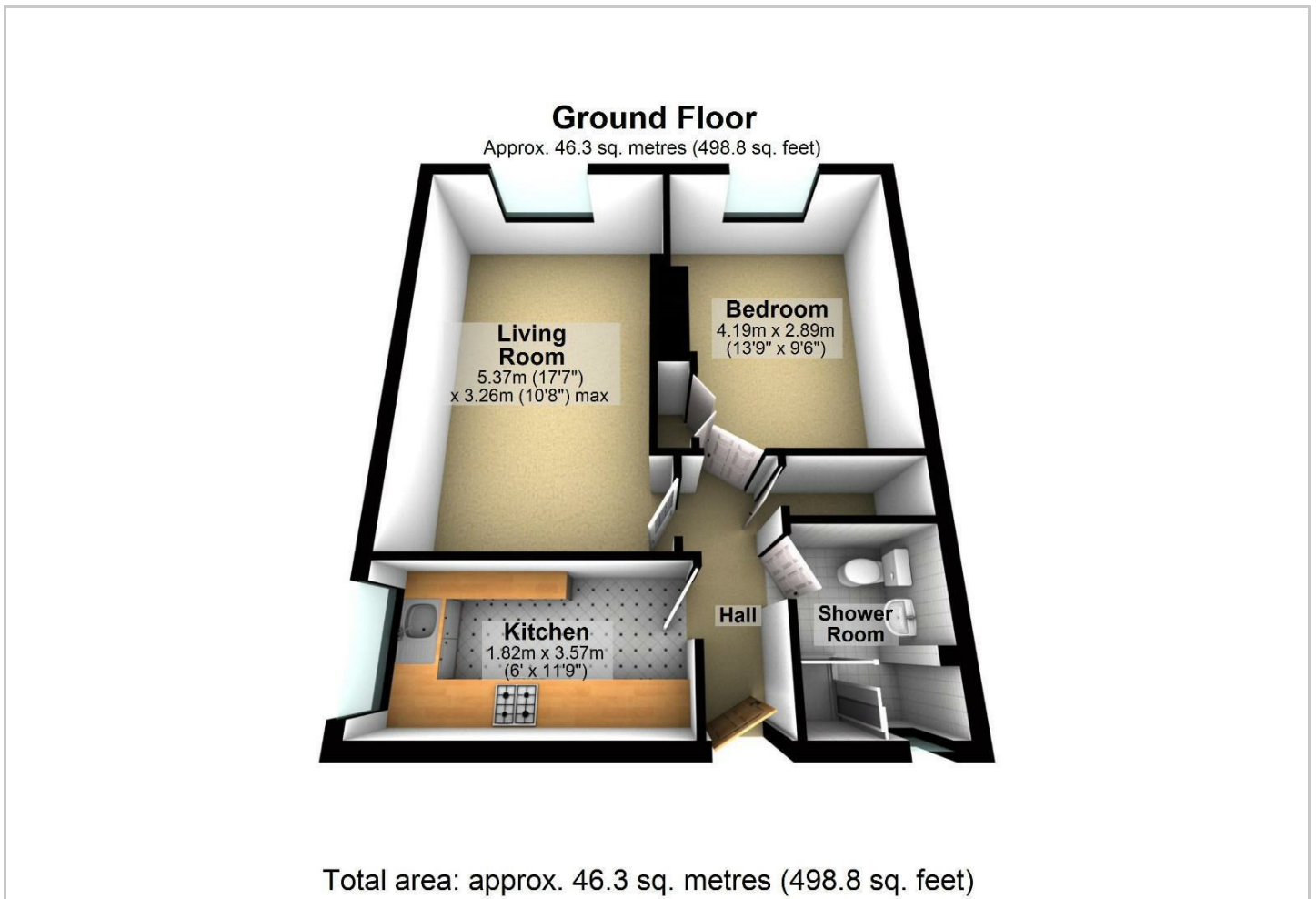
## Hybrid Map



## Terrain Map



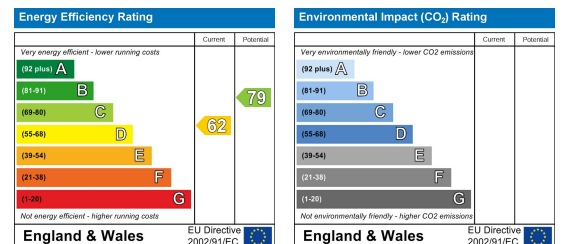
## Floor Plan



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.