



**Connells**

Saye & Sele Close  
Grendon Underwood, Aylesbury



# Saye & Sele Close Grendon Underwood, Aylesbury HP18 0SR

for sale  
**£175,000**



## Property Description

Sold with no onward chain, this recently refurbished one bedroom ground floor apartment, located in the desirable village of Grendon Underwood, is ideal for first time buyers and investors alike.

The property briefly comprises of entrance hall, recently refitted kitchen, spacious living room and a double bedroom, incorporating some built-in storage.

Grendon Underwood is a desirable village with a real sense of community, village store and events at the village hall.

The property itself falls within catchment area for the renowned Waddesdon Secondary School.

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.



## Entrance Hall

## Living Room

17' 9" x 10' 8" ( 5.41m x 3.25m )

New Carpet

## Kitchen

10' 7" x 5' 9" ( 3.23m x 1.75m )

Recently refitted, Electric Oven and Hob, extractor, washing machine, space for fridge / freezer.

## Bedroom

14' 10" x 9' 4" ( 4.52m x 2.84m )

New Carpet, built in storage.

## Shower Room

## Lease Info

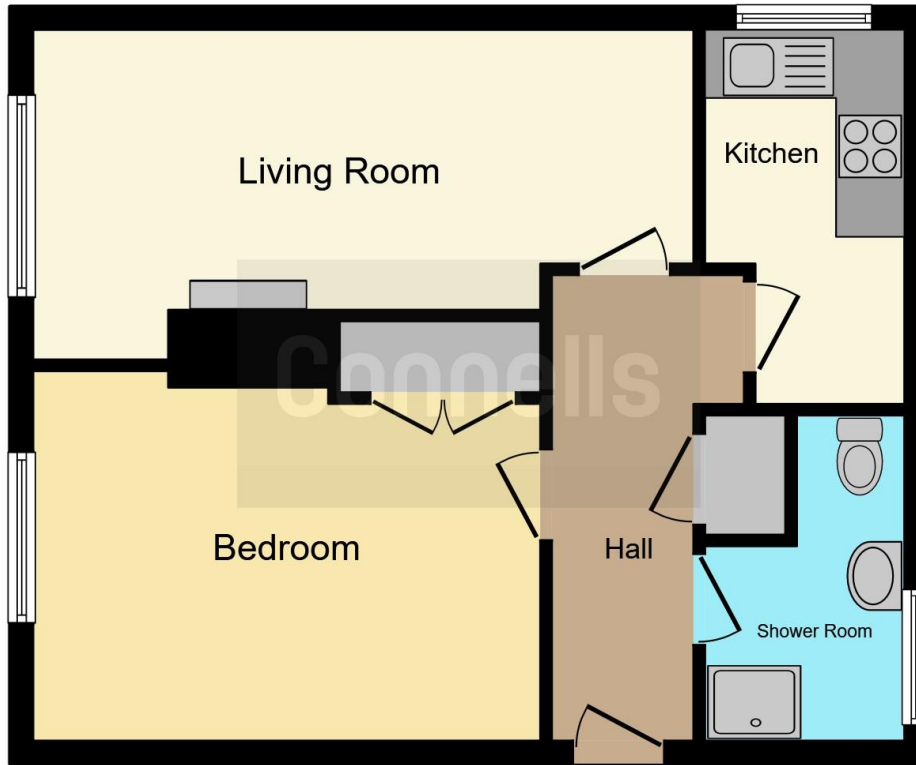
Ground rent:

£450 paid annually to AVDC.

## Agent's Note

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**EPC Rating: D**

**view this property online [connells.co.uk/Property/BIC308768](http://connells.co.uk/Property/BIC308768)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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