



**Connells**

Saye & Sele Close  
Grendon Underwood, Aylesbury



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

for sale guide price  
**£125,000**



## 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.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lease Info

Ground rent:  
£450 paid annually to AVDC

## 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





To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/BIC308976](https://connells.co.uk/Property/BIC308976)**

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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Property Ref: BIC308976 - 0004