



Scarlett Avenue, Wendover
Buckinghamshire, HP22 5BD

TIM RUSS
& COMPANY



Scarlett Avenue Wendover HP22 5BD

- No Onward Chain
- Views over Wendover Woods
- Two Double Bedrooms
- Bathroom and En-suite
- Open Plan Kitchen/Sitting
Room/Diner
- Allocated Parking & Bike Store
- Access to Communal Gardens
- Entry Phone System

Set in this popular development with views over towards Wendover Woods this spacious two double bedroom top floor apartment offered with No Onward Chain.

£260,000

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The Property

Offering stunning views over towards Wendover Woods, this top floor apartment is offered with **No Onward Chain**. A security entry phone gains access to the block and a stairway leads to the 2nd floor. Enter the apartment to a good size hallway with built in storage cupboards and doors leading off to the accommodation. The open plan living space offers plenty of room for living room furniture as well as a dining table. There is a well-equipped kitchen with built in appliances and a host of wall and floor kitchen cupboards. From the living room there are uninterrupted view over towards Wendover Woods. There are two double bedrooms each with built in wardrobes and an en-suite shower room to the master bedroom. The main bathroom is fitted with a matching modern suite.

Outside

The apartment enjoys various open areas of gardens as well as an enclosed communal garden. Allocated and visiting parking spaces are also provided as well as access to a communal bike store.

Additional Information

We have been advised that a lease term of 157 years from September 2012, the service charge is £1,400 per annum and the ground rent is £395 per annum.

Council Tax Band B / EPC Rating C

Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station at the top of the High Street providing access to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

Directions

Proceed down the High Street to the roundabout and turn right towards Halton. At the second roundabout turn right, then immediately left at the next roundabout into Wood Lane. Follow this road to the top of the Hill where it becomes Scarlett Avenue and the apartment will be found in the second building on the left-hand side.

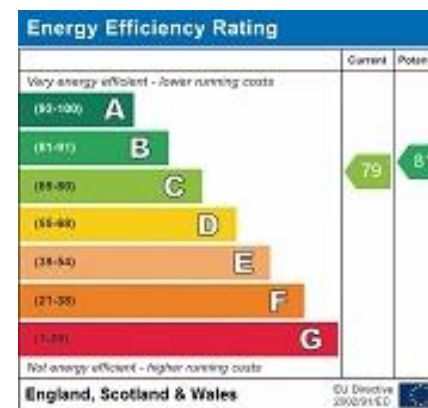
Post code for Sat Nav: HP22 5BD

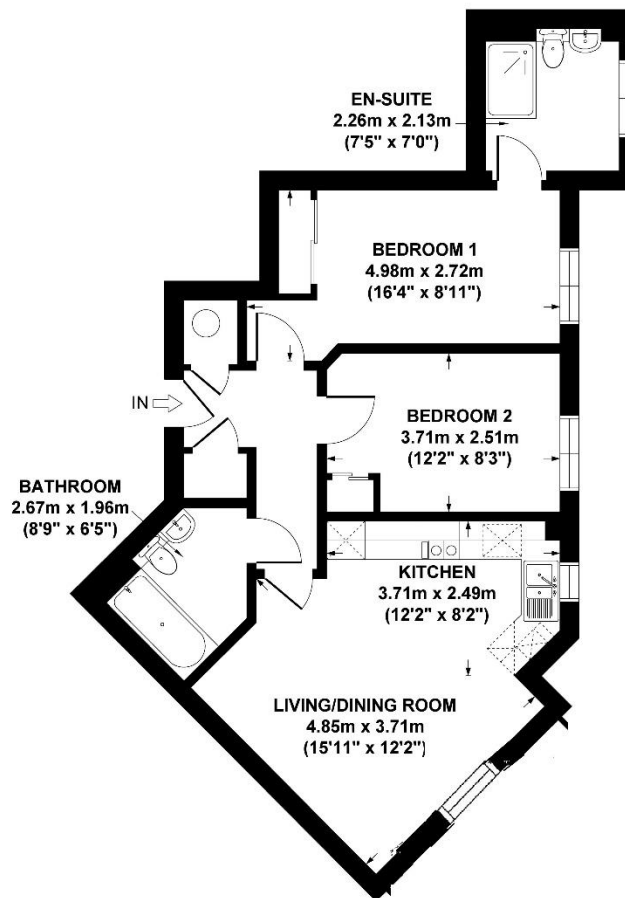
Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.





GROSS INTERNAL
FLOOR AREA 60 SQ M 647 SQ FT

SCARLETT AVENUE, WENDOVER, AYLESBURY, BUCKINGHAMSHIRE, HP22 5BD
APPROX. GROSS INTERNAL FLOOR AREA 60 SQ M / 647 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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