



Scarlett Avenue, Wendover,
Buckinghamshire HP22 5BD

TIM RUSS
& COMPANY



Scarlett Avenue Wendover HP22 5BD

- No Onward Chain
- Modern First Floor Apartment
- Double Bedroom
- Sitting Room
- Fitted Kitchen
- Bathroom
- Allocated Parking and Bike Store

A well-presented, first floor apartment offered with no onward chain and allocated parking situated within a short walk of Wendover Woods.

£200,000 Leasehold

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The Property

A well presented first floor apartment that is ideally situated just moments from the local convenience store and Wendover Woods. The light and airy apartment provides accommodation comprising: entrance hallway with a good sized storage cupboard and a rear aspect window, double bedroom, bathroom fitted with a white suite and shower over bath, sitting room and kitchen. The kitchen has a range of eye-level and base units with integrated oven, gas hob, extractor fan and space for washing machine and fridge freezer.

Outside

There is a lockable bike store for the use of the residents and an allocated parking space in addition to visitor's parking.

Outgoings

The lease is for 125 years and was issued in 2009. The maintenance/service charge is £1742.81 per annum (2024) and the ground rent is around £270 per annum. Your solicitors should verify these figures for you.

Additional Information

Council Tax Band: B / EPC Rating: B

For the investment buyer, the current rental value for this property is approx. £950 - £1,000pcm.

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, Dentist and 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.

Post code for Sat Nav: HP22 5BD

Viewings

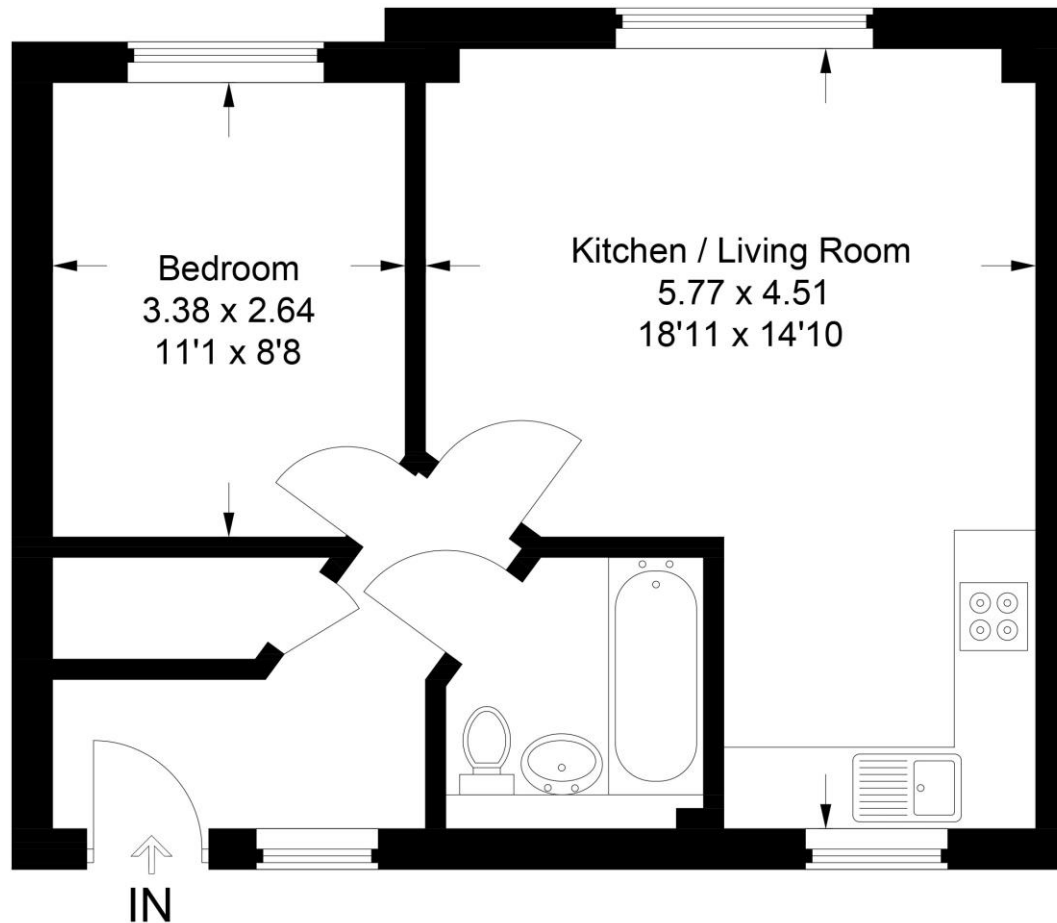
Strictly by appointment only.

Mortgage

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Scarlett Avenue

Approximate Gross Internal Area = 41.1 sq m / 442 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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