



20 Scarlett Avenue, Wendover - HP22 5FB
£250,000

TR TIM RUSS
& Company



20 Scarlett Avenue

Wendover, Aylesbury

- Ground Floor Apartment
- Long Lease
- Two Double Bedrooms
- Sitting Room
- Fitted Kitchen
- Communal Gardens
- Close to Wendover Woods
- Garage in Adjacent Block

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town 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 on the Chilterns Railway Line providing commuter services 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



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Wendover, Aylesbury

Offered with No Onward Chain this two double bedroom ground floor apartment presented in excellent order throughout. Set at the foot of Wendover Woods.

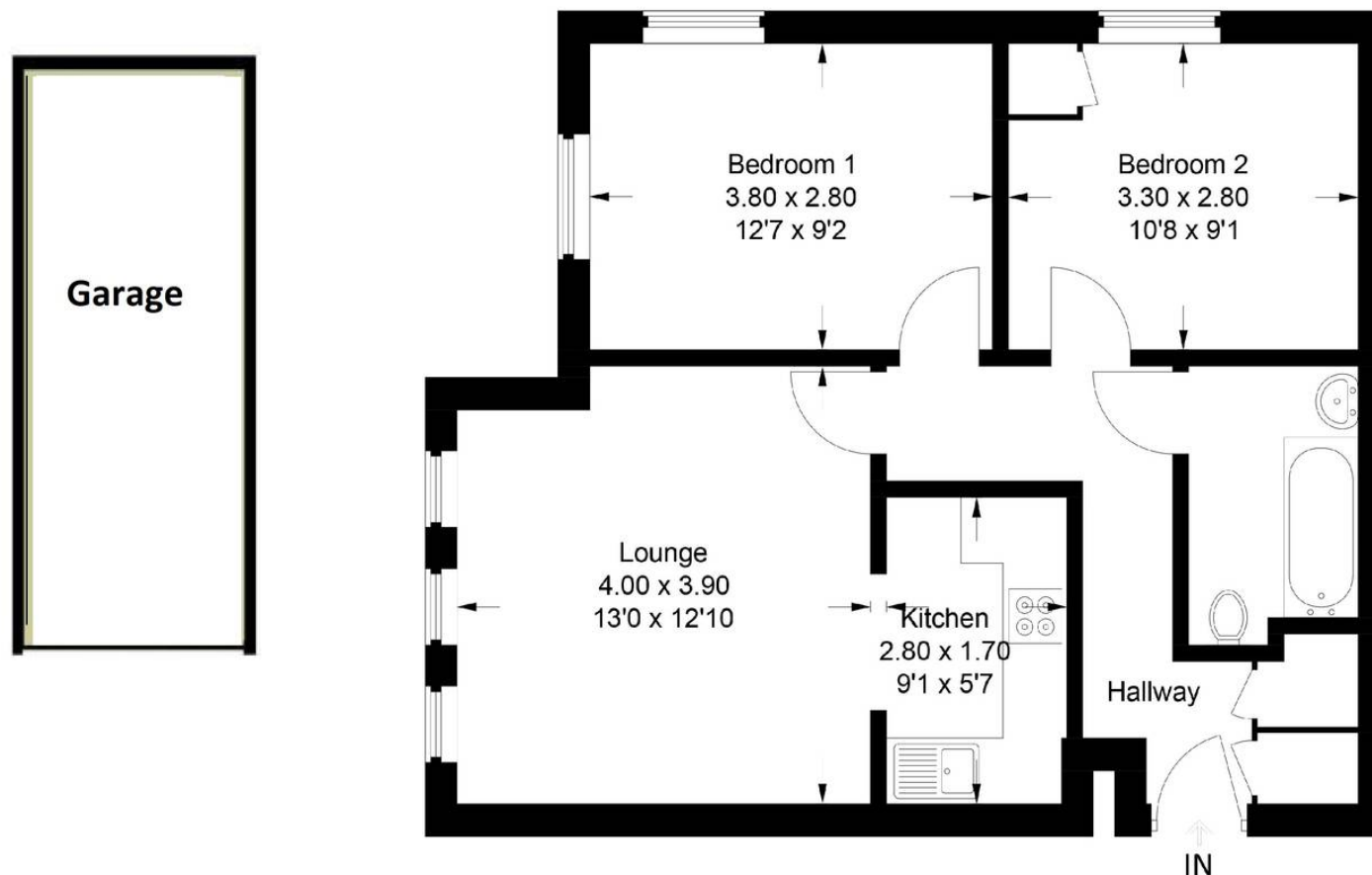
Set in this popular development on the edge of Wendover Woods, this two double bedroom apartment offered with No Onward Chain. An entry phone system communal front door leads to the very clean and tidy communal entrance hall. The apartments front door opens to a spacious hallway with wood laminate flooring and the additional benefit of two good size storage and cloaks cupboards. One also has plumbing for a washing machine. From the hallway doors lead to the two double bedrooms, the very well-appointed bathroom which features a shower over the bath and fully tiled walls. The sitting room is full of natural light from the three front facing windows and again has wood laminated flooring. Off the sitting room is the refitted kitchen with a four-ring induction hob, electric oven and extractor hood over the hob. There is adequate space for an upright fridge/freezer.

Council Tax band: C

EPC Energy Efficiency Rating: C

The property is held on an original lease of 157 years from 2012. Ground rent is £195.00 per annum and the service charge is £1552.22 per annum. Please note that the service charge is for the maintenance of all communal areas, including the garden and also for the building insurance. Please ask your solicitors to verify this information.





Scarlett Avenue

Approximate Gross Internal Area = 51.7 sq m / 557 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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