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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

Temptation comes in many forms...



Wendover

OFFERS IN EXCESS OF £200,000

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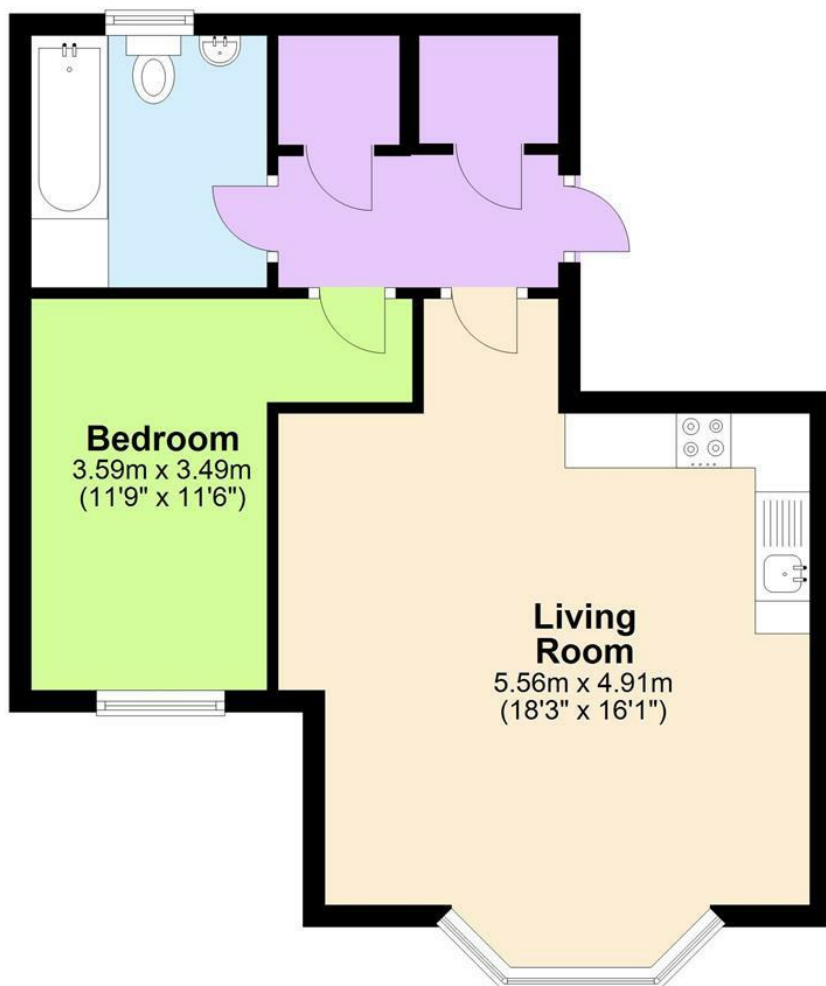
Sterling are delighted to offer this superb one bedroom apartment to the open market. Located at the foot of Wendover Woods and approximately one mile from the town centre with its mainline station serving London Euston. This could make an excellent first time, investment purchase or a lock up and leave!



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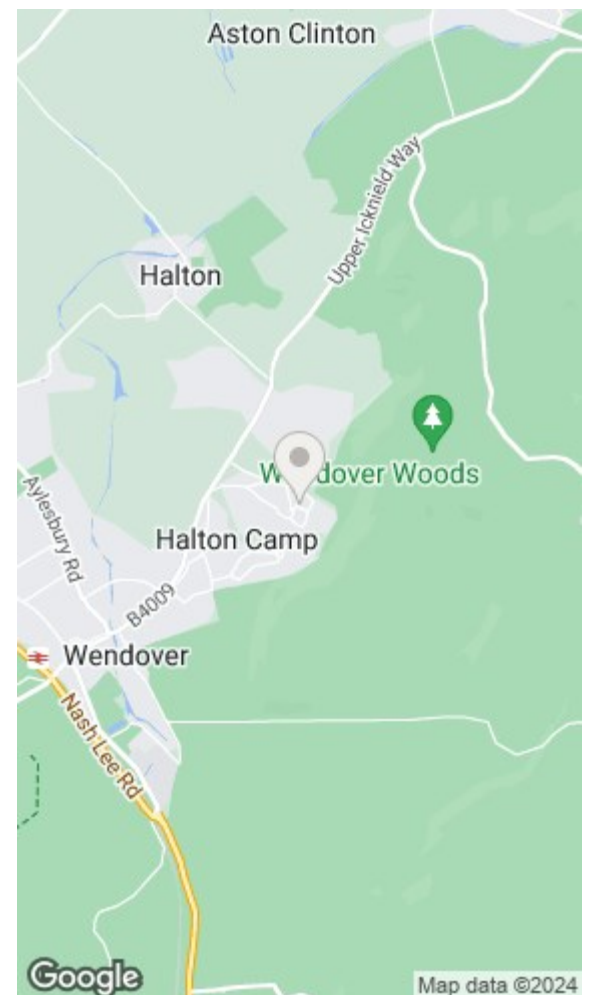
First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 45.3 sq. metres (487.1 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	81		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).



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A wonderfully located one bedroom apartment making an ideal first time or investment purchase.



The Apartment
Occupying an enviable spot within the development, this superbly presented double bedroom apartment offers a number of benefits for those looking for a stylish and comfortable home, or indeed a landlord seeking an easy to rent, low maintenance investment. The property is on the first floor and enjoys a lovely open aspect from the sitting room and bedroom windows, nearby Wendover Woods offers wonderful walking and bike trails.

The front door opens into a reception hall with access to all rooms, two large storage cupboards. The apartment has a light and spacious double bedroom, a generous bathroom, open plan kitchen which includes upgraded electric hob, space for a fridge/freezer and washing machine, dining, sitting room with a deep bay window to the front and wood effect flooring.

Outside
Outside; is an allocated parking space and several parking bays for visitors can be found nearby. There is also a locked bicycle store serving the apartments.

The Location
This property is located under a mile from the High Street in a most desirable woodland setting. Wendover is a pretty and vibrant market town set against the backdrop of the Chiltern hills and offering a wide range of specialised shops, supermarkets, a library, doctors' surgeries, numerous restaurants, cafes and public houses. Buckinghamshire is renowned for its private and state education and the town offers a good choice of local schools. The station is just over a mile away and provides a regular service to London Marylebone in (approx. 46 minutes, fast train) and there is easy access to the A41 which connects to the M25.

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Lease Information
Ground rent- £270.38 annually
Service charge- £107 per month
Lease 125 years from September 2009

Agents Information For Buyers
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately, we will not be able to progress any proposed purchase until we are in receipt of this information.



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