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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...



Aston Clinton

PRICE GUIDE £450,000



# Aston Clinton

## PRICE GUIDE

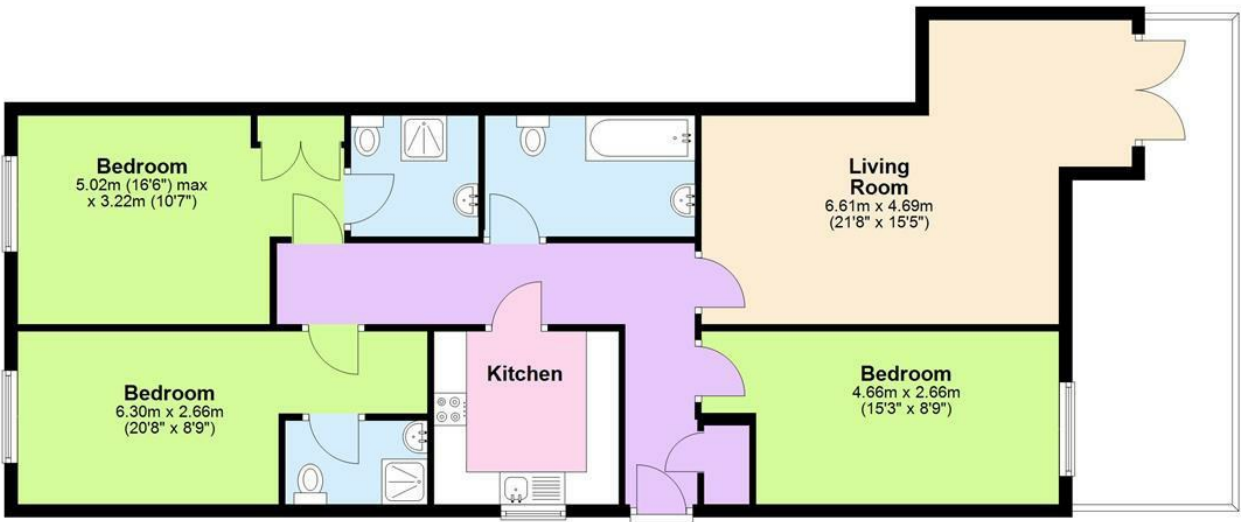
£450,000

A rare chance to purchase a stunning three bedroom, three bathroom ground floor apartment in this stunning mansion style development with French doors opening directly to a private and fully enclosed 'L' shaped terrace and presented with no upper chain and presented in excellent order and finished to a high specification.

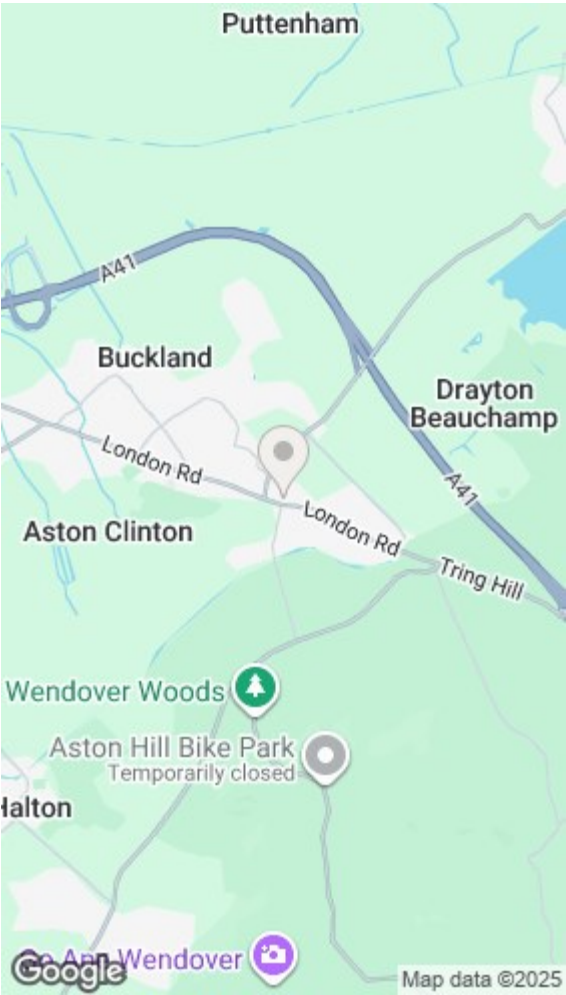


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**Ground Floor**  
Approx. 102.1 sq. metres (1099.0 sq. feet)



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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Offered to the market with no upper chain and presented to the market in excellent position.



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**Specifications**  
Built to an exceptional specification, highlights of the apartments include  
\*\* Mabelle Bespoke Kitchens \*\*  
\*\* Fully integrated Kitchens with Neff appliances and induction Hobs \*\*  
\*\* Karndean flooring \*\*  
\*\* Fully zoned Under floor heating \*\*  
\*\* Fully integrated camera security entry system with internal neighbour contact \*\*  
\*\* High specification bathroom and en-suites with full tiling and floating wc \*\*

**About Aston Clinton**  
Aston Clinton is set within picturesque countryside at the foot of the Chiltern Hills. The spiritual home of Aston Martin, this popular village has four public houses, a large park with tennis, football and bowls clubs, lovely walks, trim trail and playground. The cricket club is a short walk away from the park and adjacent to the pretty village church. There are a host of charming country pubs and restaurants nearby.

**On Your Doorstep**  
Less than four miles away in Aylesbury you will find all the large grocery retailers including Waitrose, together with the Waterside theatre, an Odeon cinema and an array of high street brands. Close by, the characterful towns of Wendover and Tring also offer a wide choice of retail and recreational facilities.

**Fitness and Leisure**  
For family fun, Go Ape and Wendover Woods are full of award-winning outdoor adventure activities and breathtaking scenery or you can splash out at Aqua Vale swimming and fitness centre. For more peaceful surroundings, visit the country house retreat of Waddesdon Manor or play a relaxing round on the stunning 18-hole course at Chiltern Forest Golf Club, set in an Area of Outstanding Natural Beauty.

**Schooling in The Area**  
For families seeking a state primary school, both Aston Clinton primary School and the outstanding Halton Community Combined Primary School are in close reach. For secondary education, there is a choice of Grammar schools - Aylesbury Grammar School for boys, Aylesbury High School for girls or the co-educational Sir Henry Floyd Grammar School. The John Colet co-educational secondary school located in Wendover is also within easy reach. There are several independent primary and secondary schools including the highly regarded Berkhamsted School in the area.

**Transport Links**  
Aston Clinton is a haven for commuters thanks to its close proximity to major road and rail links. The A41 bypass is less than one mile away and connects directly with the M25 at junction 20 and leads to the M1 at Junction 8. The car journey time to Central London takes approximately one hour. The nearest stations are Stoke Mandeville station at just under 3 miles away with direct trains to London Marylebone arriving in just under an hour, or Tring station which is 6 miles away with direct trains to London Euston taking approximately 35 minutes.

**Agents Notes**  
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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