



Scarlett Avenue, Wendover
£250,000





- Well-presented two-bedroom two-bath ground floor apartment
- Sought-after residential location in Wendover
- Conveniently located for Wendover High Street, mainline station, and local amenities
- Bright and spacious living/dining room
- Allocated Parking Space
- Modern fitted kitchen with ample storage and workspace
- A short distance from Wendover Woods, perfect for walking, cycling, and family outings

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- Council Tax band: C
 - Tenure: Leasehold
 - EPC Energy Efficiency Rating: B

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- Ground Rent: £325 Per Annum
 - Service Charge: £1,550 Per Annum
 - Lease: 143 Years Remain

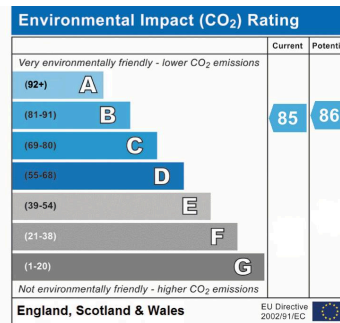
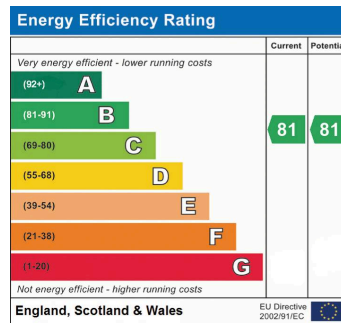
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway 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 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.



Spacious 2-bed, 2-bath ground floor apartment in Wendover, with en-suite, modern kitchen, private parking, communal gardens, near High Street, station, and Wendover Woods. Ideal location.

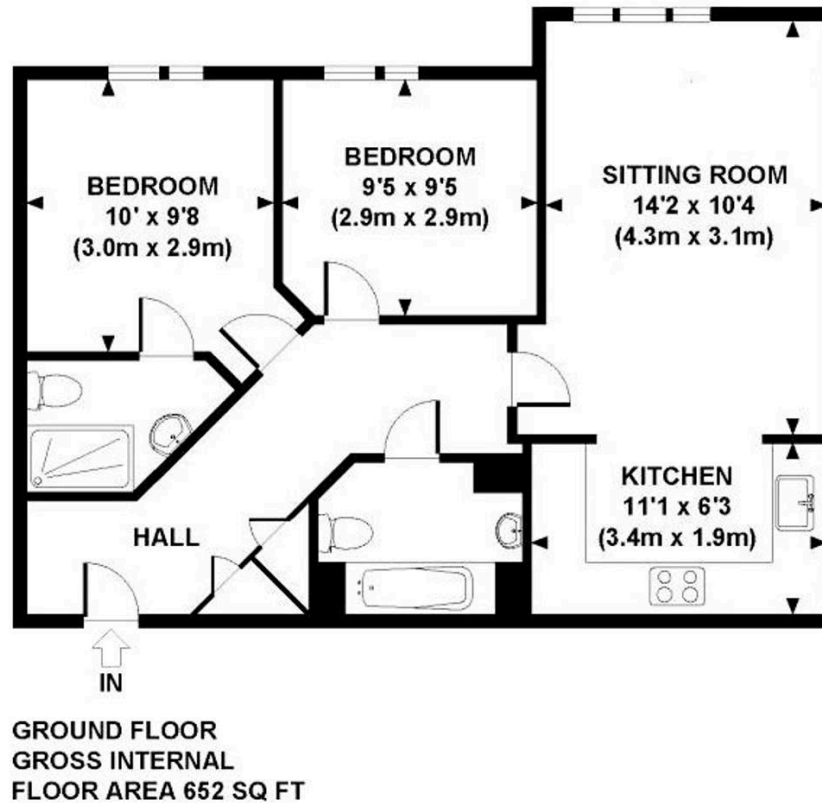
This well-presented two-bedroom, two-bath ground floor apartment is ideally situated in a sought-after residential location in Wendover. Perfect for first-time buyers, downsizers, or investors, the property offers a bright and spacious living/dining room, providing an inviting space for relaxation or entertaining guests. The modern kitchen is well-equipped, and both bedrooms are generously sized, with the principal bedroom benefiting from an en-suite shower room. The apartment also features a stylish family bathroom and ample storage throughout. Residents will appreciate the convenience of being within easy reach of Wendover High Street, the mainline station, and a range of local amenities.

Outside, the property enjoys a peaceful setting with well-maintained communal grounds that provide a pleasant outlook and a sense of space. Residents benefit from the allocated private parking space, ensuring ease of access at all times. The location places you within a short distance of Wendover Woods, a popular destination for walking, cycling, and family outings, offering an abundance of outdoor activities and scenic views. The surrounding area is known for its green spaces and tranquil environment, perfect for those who appreciate nature while still wanting the convenience of local amenities and excellent transport links. This maisonette represents a rare opportunity to secure a stylish and comfortable home in a sought-after area, with the added advantage of private parking and proximity to both town and countryside. Early viewing is recommended to fully appreciate all that this delightful property and its surroundings have to offer.



SCARLETT AVENUE

Approx. gross internal area
652 Sq.Ft. / 60 Sq.M.



FLOOR PLAN

Every attempt has been made to ensure accuracy however
measurements are approximate, and for illustrative purposes only.
Not to scale

Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.

