



Scarlett Avenue, Wendover  
Buckinghamshire, HP22 5BD

**TIM RUSS**  
& COMPANY



## Scarlett Avenue Wendover HP22 5BD

- Short Walk to Wendover Woods
- Top Floor Apartment
- Double Bedroom with Built in Wardrobe
- Fitted Kitchen
- Sitting Room with Oriel Bay Window
- Lots of Natural Light Throughout
- Allocated and Visitor Parking
- Residents Bike Store

This delightful, spacious, and full of natural light, second floor apartment with a double bedroom and located just a short walk to Wendover Woods.  
Perfect for the first-time buyer or for investment.

**£210,000 - Leasehold**

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## The Property

Scarlett Avenue is set in the popular Princess Mary Gate development and at the foot of Wendover Woods. This second-floor apartment is presented in excellent order throughout and would make the ideal purchase for a first home or for investment. The entrance hallway has ample space for coat and shoes storage as well as a built-in storage cupboard. The double bedroom has the distinct advantage of a built-in wardrobe. The open plan living space is again full of natural light from the oriel bay window. The kitchen is fitted with a variety of storage units, a wrap around worktop, space for an upright fridge freezer, washing machine and dishwasher. There is a built in four ring electric hob with an extractor fan above and an electric fan oven. The bathroom is fitted with a modern three-piece white suite with a shower over the bath.

## Outside

The apartment has an allocated parking space and there are various visitor parking bays. There is also a resident's bike store. The area has a number of green spaces and is in sight of Wendover Woods.

## Additional Information

Council Tax Band: B EPC Rating: C  
Leasehold - 110 years remaining.  
Service charge £1762.81 pa  
Ground Rent - £270.38 pa  
Building Insurance £246.71 pa

## Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast 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

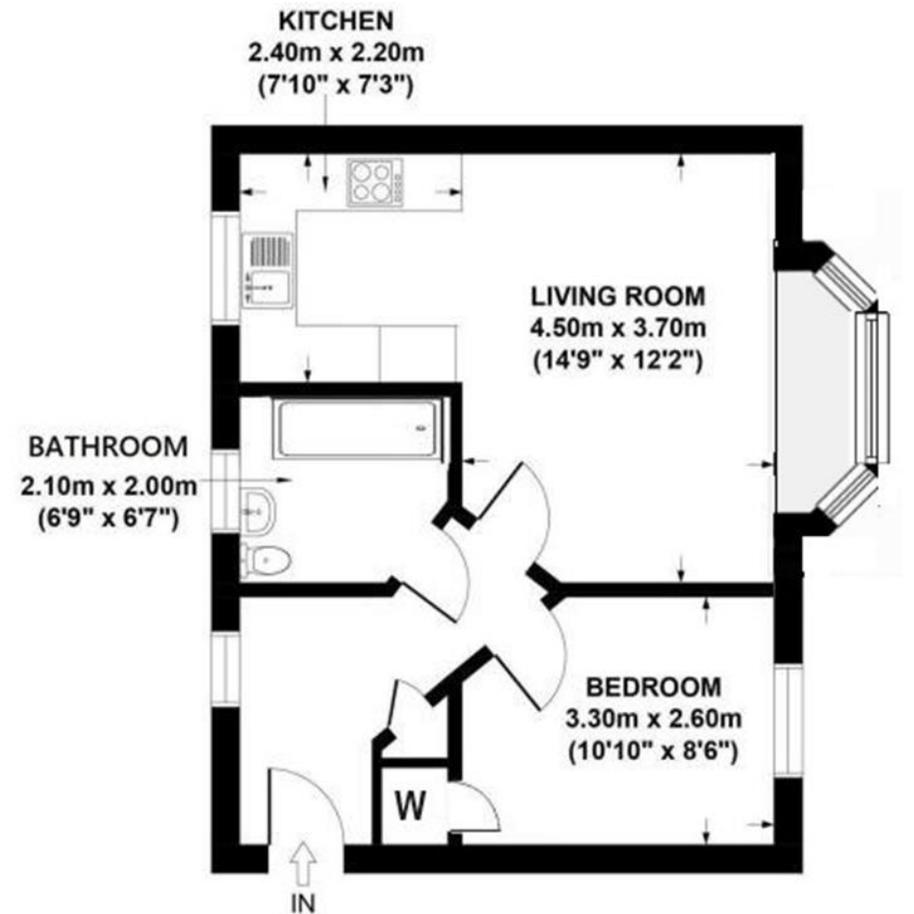
Strictly by appointment only.

## Mortgage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC





GROSS INTERNAL  
FLOOR AREA 39 SQ M 424 SQ FT

**SCARLETT AVENUE, WENDOVER, BUCKINGHAMSHIRE HP22 5BD**  
**APPROX. GROSS INTERNAL FLOOR AREA 39 SQ M / 424 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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