

**1 Scarlett Avenue
Wendover
Buckinghamshire
HP22 5BD**

Guide Price £205,000 Leasehold

An exceptionally well presented one bedroom ground floor apartment which is a credit to the present owner. The entrance hall opens to a generous hallway with a large storage cupboard and doors leading off to the bedroom, bathroom suite and the sitting room. The dual aspect sitting room is full of natural light and is a great space for entertaining. The upgraded fitted kitchen is open to the sitting room and provides a variety of storage units, integrated appliances including a built in oven, 4 ring gas hob. The bedroom is a double room with space for wardrobes. Finally a three piece white bathroom suite completes the accommodation. Externally there are communal gardens.

Princes Mary Gate is a modern development in Wendover, a sought after village at the foot of the Chilterns with a picturesque village centre. There is a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone taking less than 50 minutes.




APPROX. GROSS INTERNAL FLOOR AREA 42 SQ M / 447 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Directions

From the clock tower, proceed out on the Tring Road, at the second roundabout turn right and then left in to Wood Lane, proceed past the Premier shop and then turn right in to Scarlett Avenue. Council tax band B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing and Contact Details



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Professional advice since 1973