



Scarlett Avenue, Wendover, Bucks, HP22 5FB



Christopher Pallet
Professional advice since 1973

**Scarlett Avenue,
Wendover,
Bucks,
HP22 5FB**

**Guide Price £270,000
Leasehold**

A beautifully presented two-bedroom apartment in a sought-after modern development.

Discover this immaculate second-floor apartment, ideally located within the ever-popular Princes Mary Gate development in Wendover. Offering bright, stylish living, this superb property would suit first-time buyers, downsizers, or investors alike.

The accommodation features two double bedrooms, fitted bathroom, a bright and airy sitting room with balcony, and a sleek modern kitchen. With views across Wendover Woods, we highly recommend a viewing of this lovely home.

Wendover is a charming market town at the foot of the Chiltern Hills, an Area of Outstanding Natural Beauty. The picturesque village centre offers a range of independent shops, restaurants, cafes, and a weekly market. Schooling for all ages is within easy reach, and the mainline Wendover railway station offers regular services to London Marylebone in under 50 minutes, making this a perfect location for commuters.





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The Accommodation

A well-maintained communal entrance hall leads to the second-floor apartment. Upon entering, you're welcomed by a spacious hallway with built-in storage, including a cupboard for the washing machine..

The modern kitchen is thoughtfully designed with ample units, integrated appliances, and generous worktop space. The sitting room is bright and inviting, ideal for relaxing or entertaining, and benefits from a large window and door opening onto a private balcony, perfect for morning coffee or evening sun.

The principal bedroom is a comfortable double with a window to the side a double doors onto the balcony. The second double bedroom offers excellent flexibility, ideal as a guest room, home office, or nursery. A sleek, well-appointed family bathroom completes the accommodation.

Leasehold Details

145 years remaining on the lease.

Ground rent: £300 pa (tbc)

Maintenance: £1,550 pa (tbc)



Directions

Head out of Wendover along the Tring Road (B4009) and at the second roundabout turn right, and then left at the next roundabout into Wood Lane. Follow the road into Scarlett Avenue and the property can be found on the right hand side.
Council Tax: Band C

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

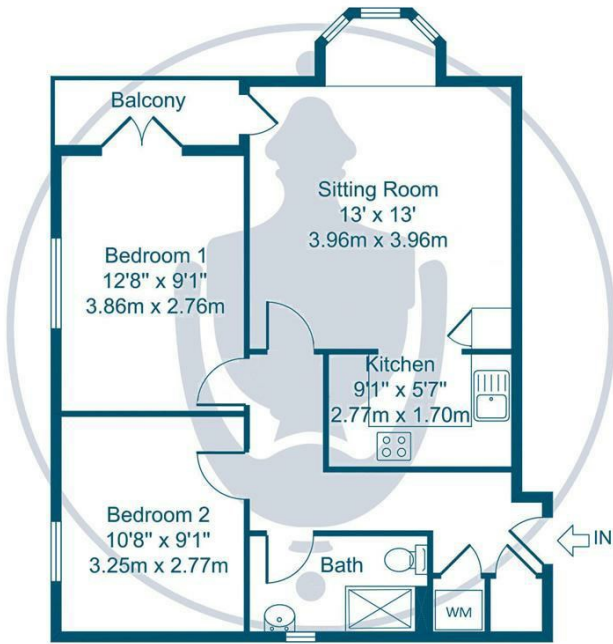
Viewing and Contact Details



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Scarlett Avenue, Wendover HP22 5FB
Total approx. floor area 592 sq.ft. / 55 sq.m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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