



ROCKY LANE, WENDOVER, HP22
£2,100 per month*

Carter Jonas

HARTLEY FARM, ROCKY LANE, WENDOVER, AYLESBURY, BUCKINGHAMSHIRE, HP22 6PR

A three bedroom detached property situated within the town of Wendover.

- Entrance Hall
- Kitchen
- Sitting Room
- Dining Room
- Three Bedrooms
- Bathroom, Separate WC
- Allocated Parking

THE PROPERTY

Accommodation comprises: Entrance Hall, Breakfast Kitchen, Utility Room, Cloakroom, Pantry, Sitting Room and Dining Room. To the first floor are Three Bedrooms, Family Bathroom and Separate WC. Externally there is allocated parking for two cars and an enclosed wrap around garden.

Available for a 12 month tenancy unfurnished Early April 2025

EPC - E Council Tax Band F - Please see Buckinghamshire Council for current costs.

Pets considered. No access to loft. Mains electricity and water are connected to the property. Sewerage and Drainage is to a Septic Tank. Oil Central Heating

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Risk - Low

At a rent of £2100 per calendar month.

Holding deposit of 1 weeks rent £484

Security deposit of 5 weeks rent £2423



ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Buckinghamshire Council - Council Tax Band F
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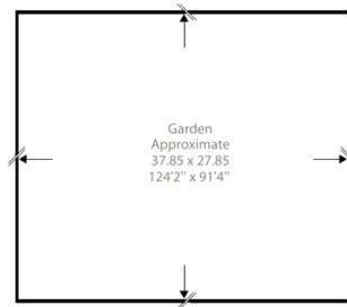
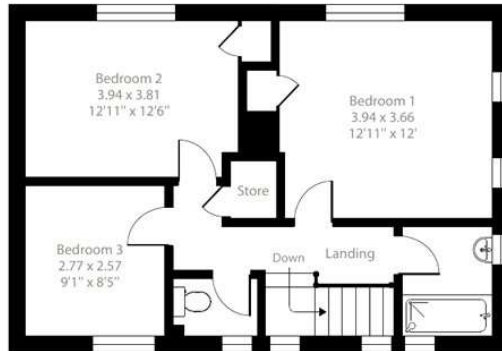
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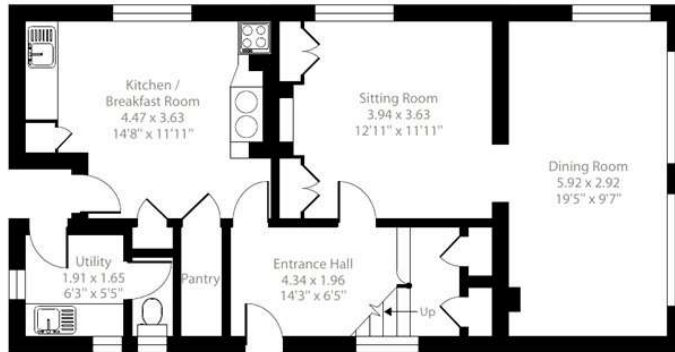
Hartley Farm, Rocky Lane, Wendover, Aylesbury, HP22

Approximate Area = 1278 sq ft / 118.7 sq m

For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1227533



IMPORTANT INFORMATION

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Classification L2 - Business Data