



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

Viewing Strictly by appointment

Local Authority Buckinghamshire Council - Council Tax Band F

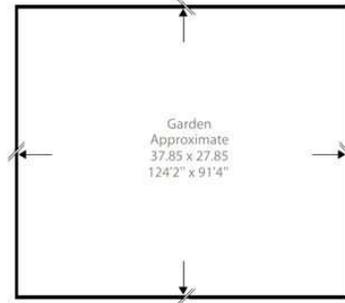
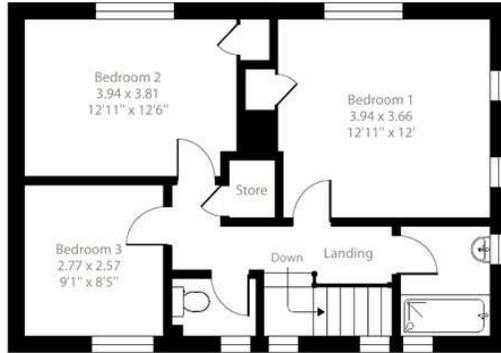
Directions



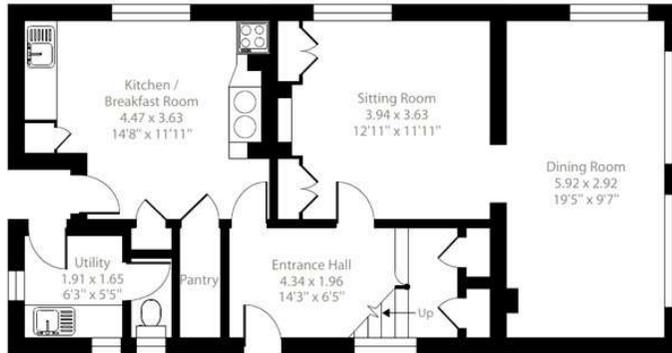
Hartley Farm, Rocky Lane, Wendover, Aylesbury, HP22

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

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE