



**1 Barnsbury Avenue
Aylesbury
Bucks
HP20 1NL**

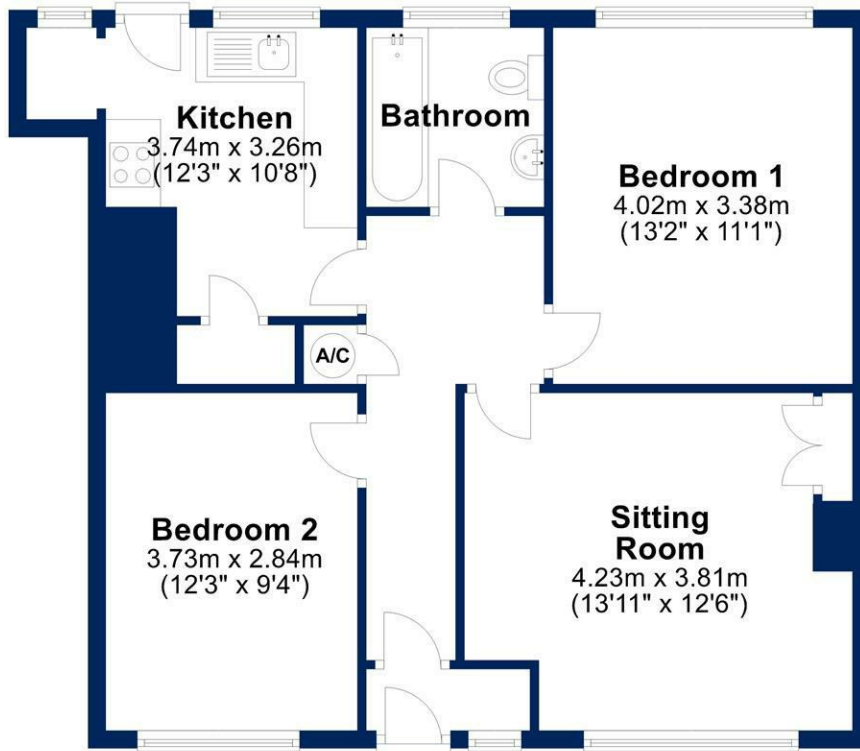
Guide Price £199,950 Leasehold

A two bedroom ground floor flat requiring some cosmetic updating to release the full potential. The accommodation comprises of: entrance porch, entrance hall, sitting room, kitchen, two double bedrooms, bathroom, conservatory/lean to to the rear. Additional benefits are the gardens to both the front and rear. A leasehold property which is being sold with an extended lease of 999 years and a share of the freehold. There are no maintenance charges or ground rent. As the vendors sole agents we recommend an internal viewing at your earliest convenience. No upper chain.

Broughton is a popular development which boasts a parade of shops idea for ones day to day needs. The local Infant and Junior schools are highly rated locally and the development is on a bus route. The county town of Aylesbury offers a wide range of shopping and recreational facilities are available. The property is within walking distance of local secondary schools, the town centre and mainline train station. There is also a reliable train service in to London, Marylebone with the journey on the popular Chiltern Line in just under an hour. There are strong road links with access to the M25 via the A41 dual carriageway.

Ground Floor

Approx. 67.6 sq. metres (727.2 sq. feet)




Total area: approx. 67.6 sq. metres (727.2 sq. feet)
For illustration purposes only - not to scale

Directions

Leave Aylesbury Town centre on the A41 Tring road, at the traffic lights turn left into Oakfield road and immediately right into Broughton Avenue, left into Barnsbury Avenue. Council Tax: Band B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewing and Contact Details



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