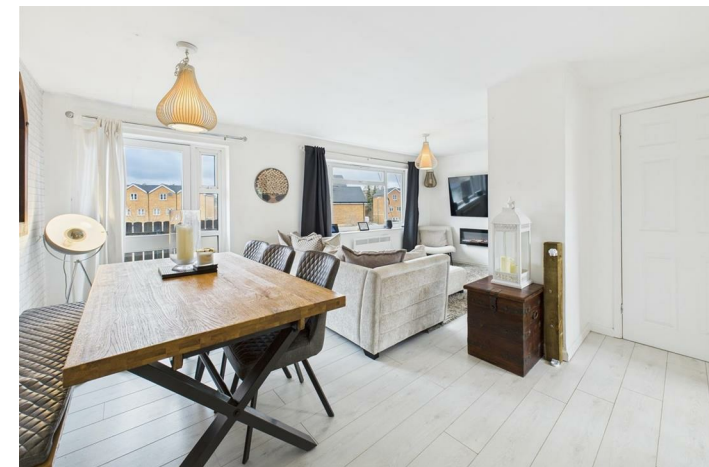




VICTORIA STREET, AYLESBURY, BUCKINGHAMSHIRE

£250,000
LEASEHOLD

This well presented three bedroom first-floor maisonette is ideally located in a central area, offering easy access to town and local amenities. The property comes with no upper chain, making it a hassle-free purchase. It features an open plan living/dining area, kitchen, bathroom and three spacious bedrooms. Additional benefits include private front and rear gardens aswell as a private driveway.



VICTORIA STREET

• CENTRAL LOCATION • NO UPPER CHAIN • FIRST FLOOR MAISONETTE • PRIVATE DRIVEWAY • WALKING DISTANCE TO TOWN CENTRE • GREAT ORDER THROUGHOUT • STYLISH KITCHEN WITH INTEGRATED APPLIANCES • PRIVATE FRONT AND REAR GARDENS



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

This well presented three bedroom first-floor maisonette offers a bright and spacious living space in a sought-after central location. The property features a generously sized L-shaped living/dining area. The stylish kitchen is fitted with integrated appliances, making it both functional and modern.

An inner hallway leads to a well appointed bathroom and three comfortable bedrooms, offering ample space for family living or guests. The maisonette benefits from private front and rear gardens, providing

outdoor space, along with a private driveway.

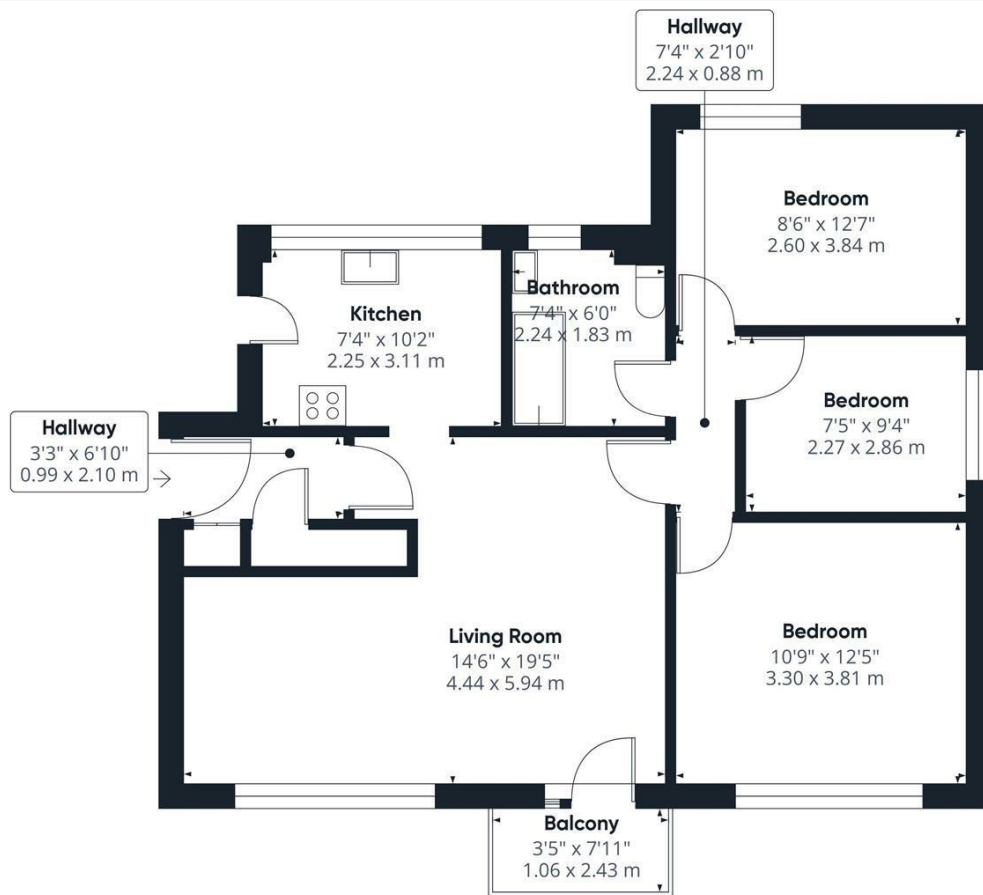
With its central location, this property is within easy reach of local amenities and the town centre, making it an ideal choice for those seeking convenience and comfort. No upper chain adds to the appeal, making this an attractive option for those looking for a seamless move.

AGENT NOTES

LEASE INFO - Ground Rent £10 pa. Service Charge £350 pa. Vendor is in the process of renewing the lease.

VICTORIA STREET





Approximate total area[†]
747.89 ft²
69.48 m²

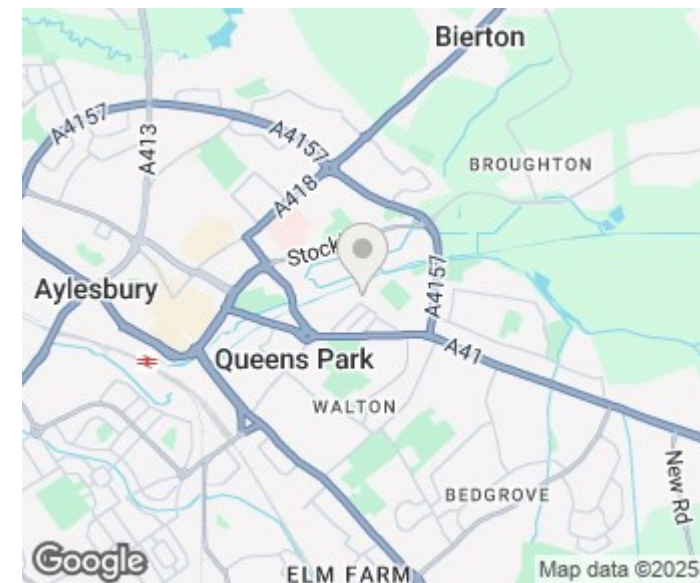
Balconies and terraces
27.56 ft²
2.56 m²

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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