



## CANNOCK ROAD, ELMHURST, AYLESBURY

**£200,000**  
LEASEHOLD

A very well presented two-bedroom GROUND FLOOR MAISONETTE situated in a quiet walkway location on the popular Elmhurst estate. The property benefits from: PRIVATE GARDEN - Modern kitchen - Bathroom with utility cupboard - NO UPPER CHAIN.



## CANNOCK ROAD

• GROUND FLOOR MAISONETTE • TWO BEDROOMS • PRIVATE GARDEN • SPACIOUS LIVING ROOM/DINER • NO UPPER CHAIN • LEASE LENGTH APPROX 120 YEARS • KITCHEN WITH APPLIANCES TO REMAIN • BATHROOM WITH UTILITY CUPBOARD • TWO BRICK BUILT STORAGE SHEDS • AMPLE STORAGE THROUGHOUT THE PROPERTY



### 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).

### ACCOMMODATION

This well presented two bedroom ground floor maisonette offers generous living space throughout and is ideal for first-time buyers, downsizers, or investors alike. Situated in a popular residential area, the property boasts a bright and airy lounge/diner that provides a comfortable space for relaxation and entertaining.

The separate kitchen is well-equipped and includes fitted appliances which are to remain, offering practicality and convenience. The accommodation further comprises two good sized bedrooms, a modern bathroom with a utility cupboard housing laundry facilities.

Outside, the property benefits from a private rear garden, mainly laid to lawn, complete with a shed – perfect for outdoor storage or summer use. Additionally, there are two brick-built storage sheds

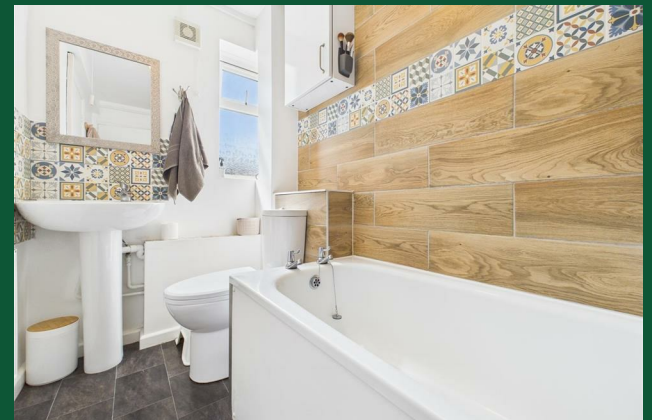
providing excellent extra space.

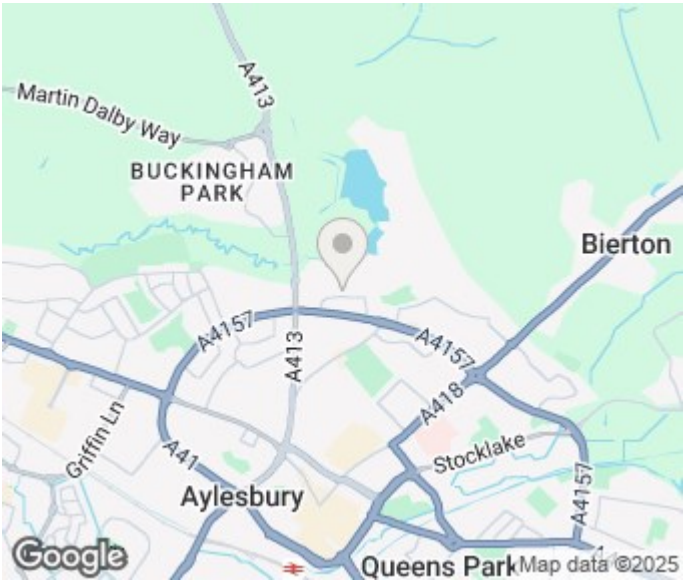
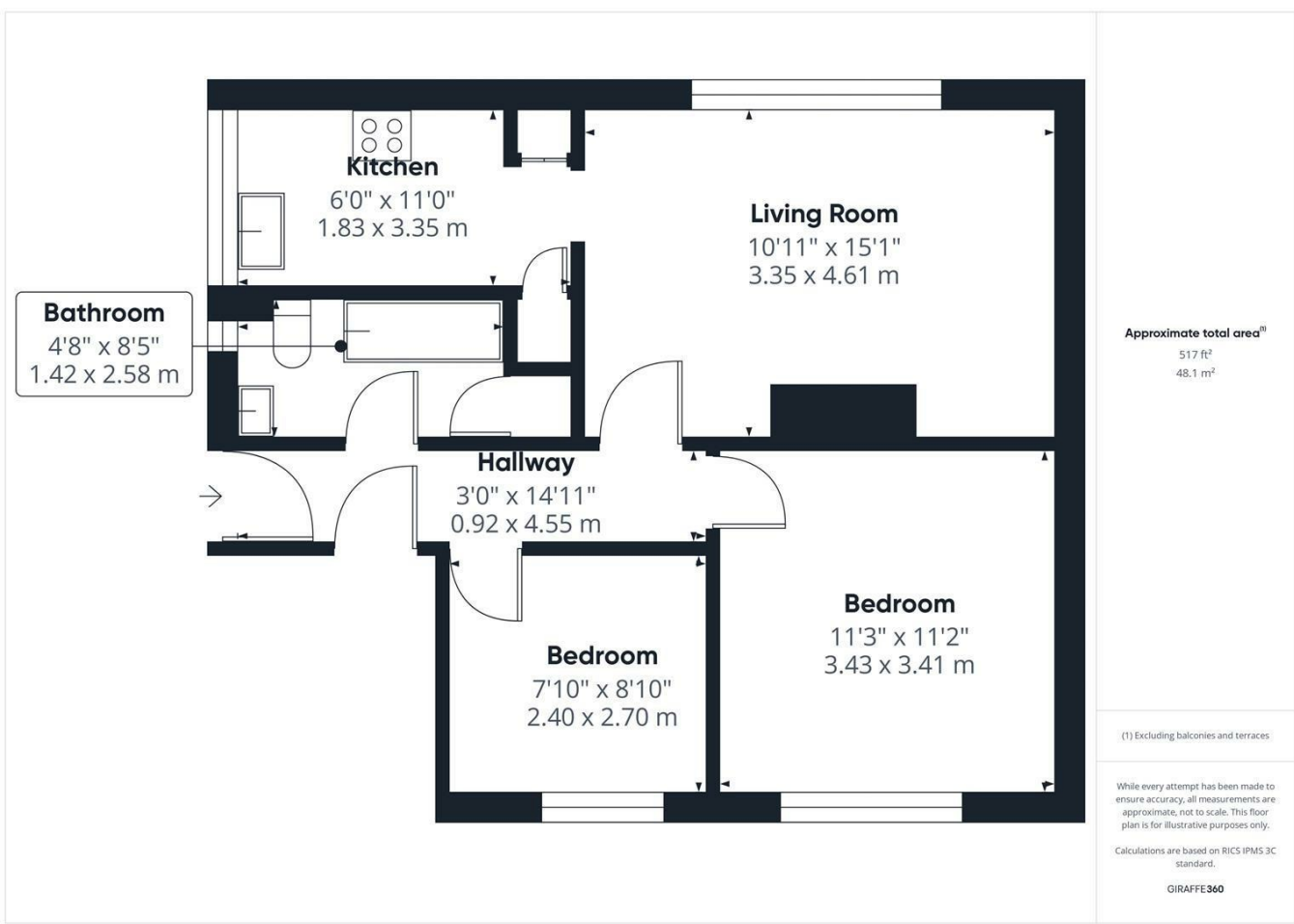
Further features include gas central heating, double glazing and on-street parking.

### NOTES

LEASE INFO - 125 Year lease with 122 years left.  
Service Charge £350 p/a. No Ground Rent charge.

## CANNOCK ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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