

## BIERTON ROAD, AYLESBURY, BUCKINGHAMSHIRE

**PRICE £235,000**

**LEASEHOLD**

A two bedroom first-floor flat ideally situated in a central location within walking distance to the town centre. Offered with no upper chain, the property features an open-plan kitchen and living area, two bedrooms including a master with en suite, a separate bathroom and allocated parking. Perfect for first-time buyers or investors.



## BIERTON ROAD

• CENTRAL LOCATION • NO UPPER CHAIN • TWO BEDROOMS • FIRST FLOOR APARTMENT • EN SUITE AND SEPARATE BATHROOM • ALLOCATED PARKING • WALKING DISTANCE TO TOWN • OPEN PLAN KITCHEN/LIVING AREA • 963 YEARS LEFT ON LEASE • WALKING DISTANCE TO LEISURE CENTRE AND GYM



### 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

Upon entering the flat, you are welcomed into a hallway that leads through to a well proportioned open-plan kitchen and living area. The space is filled with natural light, offering a comfortable and versatile layout ideal for both relaxing and entertaining. The contemporary kitchen is fitted with a range of wall and base units, ample worktop space, and integrated appliances.

There are two bedrooms, including a master bedroom which benefits from an en suite shower

room. The main bathroom comprises a WC, wash basin, and a bathtub with a shower attachment, providing both practicality and comfort.

Additional features include double glazing, electric heating and secure allocated parking.

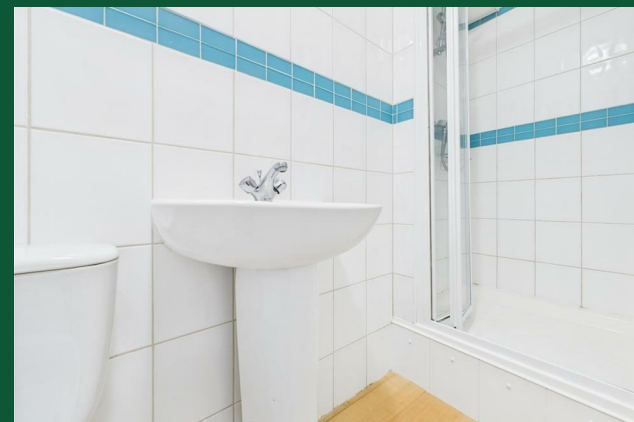
With its central location, modern layout, and convenient amenities, this property presents a fantastic opportunity for a range of buyers.

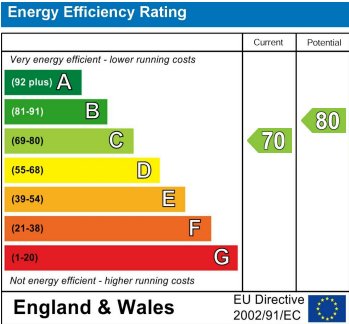
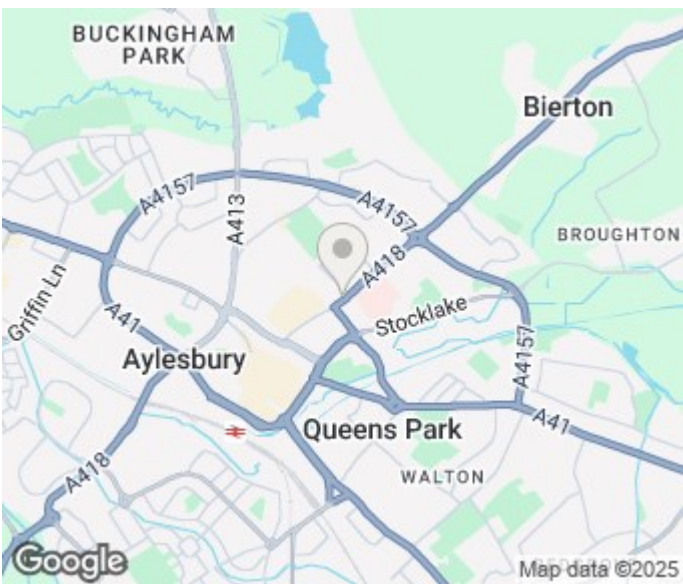
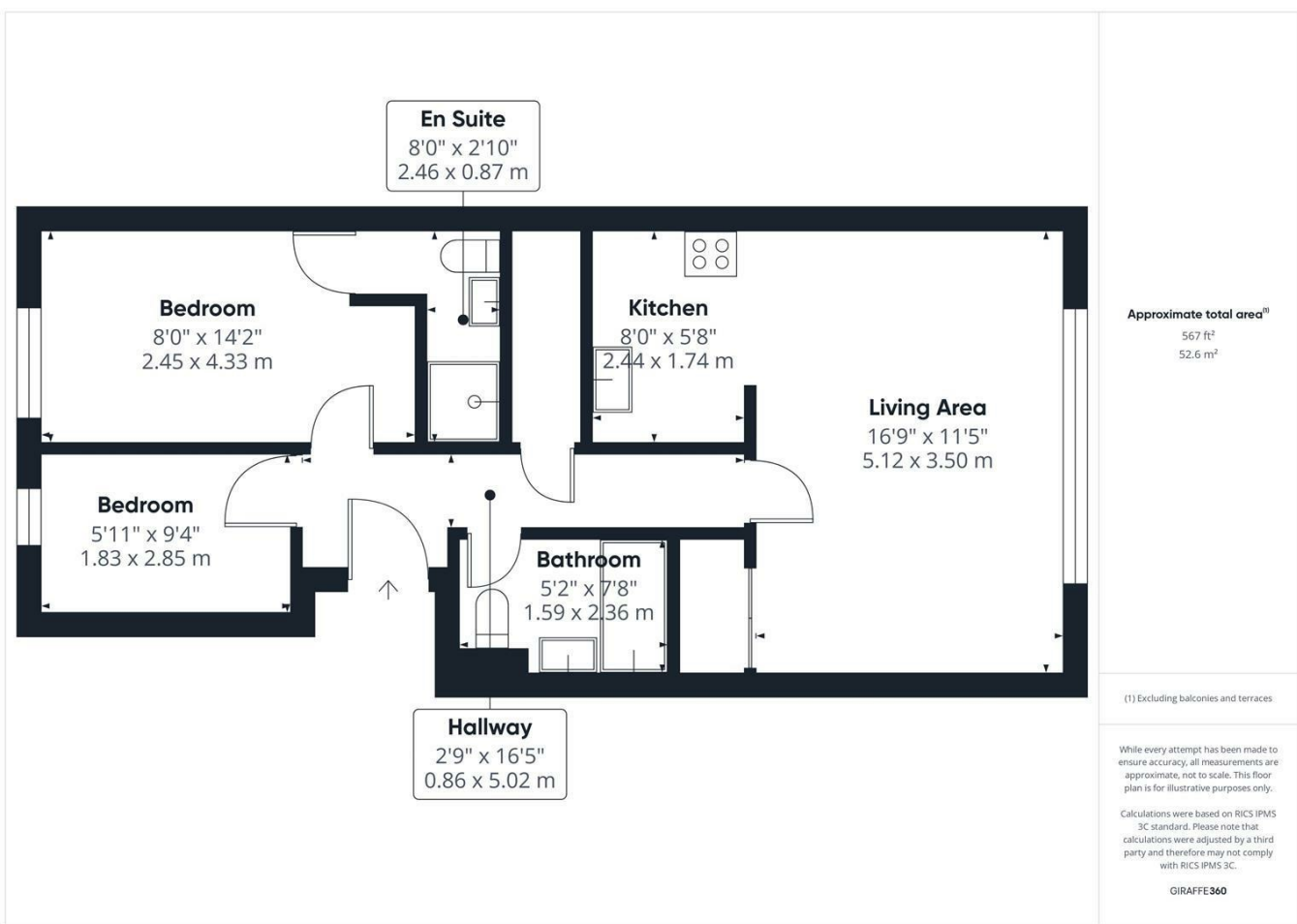
### NOTES

LEASE INFO - 999 year lease with 963 years left.  
Service charge & ground rent TBC



## BIERTON ROAD





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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