



WYCLIFFE END, AYLESBURY, BUCKINGHAMSHIRE

PRICE £122,500

LEASEHOLD

A one bedroom ground floor flat ideally situated in a central location, within walking distance of the train station and town centre. The property offers an open-plan kitchen/living area, bedroom and a bathroom. Additional benefits include a communal car park and no upper chain, making it an ideal purchase for first-time buyers or investors.



WYCLIFFE END

• CENTRAL LOCATION • GROUND FLOOR • NO UPPER CHAIN • COMMUNAL CAR PARK • BEDROOM WITH FITTED WARDROBE • THREE PIECE BATHROOM SUITE • WALKING DISTANCE TO STATION AND TOWN CENTRE • OPEN PLAN LIVING AREA/KITCHEN



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

The property features a modern open-plan layout with a kitchen that includes an inset electric hob and oven, along with space for additional appliances. The adjoining living area provides a bright and comfortable space for relaxing or entertaining.

The bedroom benefits from a fitted wardrobe, offering practical storage solutions, and the bathroom is equipped with a three-piece suite including a bath with shower over, wash basin and WC.

Further benefits include access to a communal car park and the added advantage of no upper chain, ensuring a smooth and straightforward purchase process.

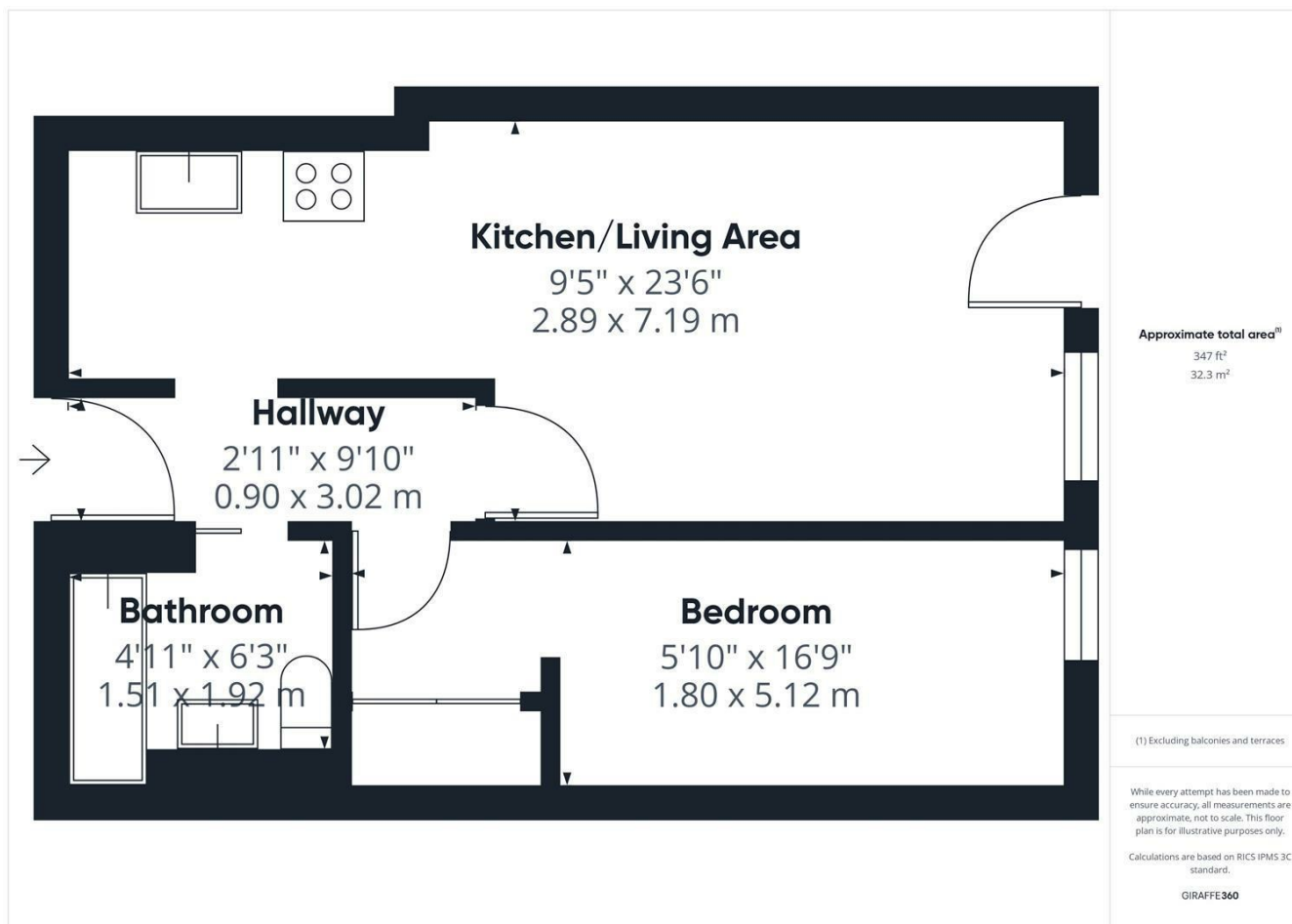
NOTE

LEASE INFO - 117 year lease with 85 years left.

Ground Rent £10 p/a. Service Charge £2476.49 p/a.

WYCLIFFE END





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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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