



WYCLIFFE END, AYLESBURY, BUCKINGHAMSHIRE

PRICE £90,000

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



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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.

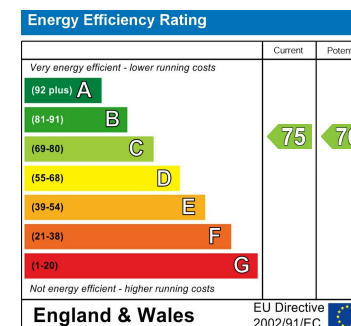
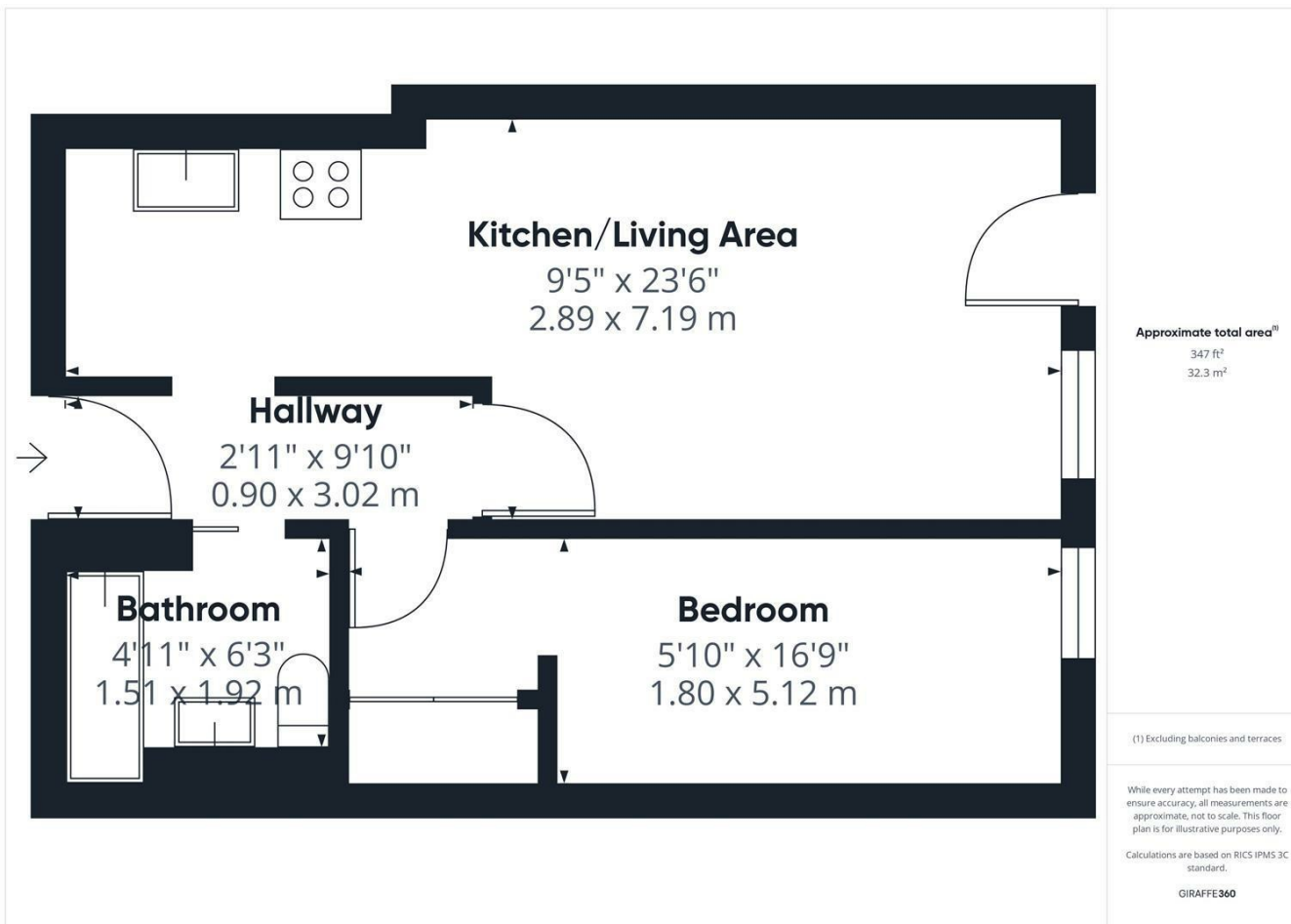
NOTE

LEASE INFO - 117 year lease with 85 years left.

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

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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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