



HILDA WHARF, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £170,000

LEASEHOLD

A two bedroom second floor flat, offered with no upper chain. Ideally located within walking distance of the town centre and train station, the property enjoys views over Vale Park. Accommodation includes an open-plan lounge/diner, fitted kitchen, two bedrooms and a bathroom. Further benefits include allocated parking.



HILDA WHARF

• NO ONWARD CHAIN • ALLOCATED
PARKING • LOCATED ON 2ND FLOOR • TWO
BEDROOM APARTMENT • TOWN CENTRE
LOCATION • OVER-LOOKING VALE PARK • CLOSE TO
SHOPS & AMENITIES • SHORT WALK TO TRAIN
STATION • OPEN PLAN LOUNGE/DINER • COUNCIL
TAX BAND C



LOCATION

Aylesbury town centre is within walking distance - with an excellent range of shopping and recreational facilities, including numerous restaurants and a main line rail station (Marylebone 1 hour). The property is located next to Vale Park with ample green space for all ages to enjoy, along with Aqua Vale Swimming & Fitness Centre located adjacent to the park itself. Tesco Superstore is close by and good access locally by road to the A41 leading to London/M25. Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls both within walking distance from the property and also and Sir Henry Floyd (mixed) slightly further out.

ACCOMMODATION

This stylish second-floor apartment offers a bright and spacious living in a prime location, with views over-looking Vale Park to the front and the canal to the rear.

The property entrance hallway leads to two well proportioned bedrooms, a family bathroom and into a lovely open plan L-shaped living area with a refitted modern kitchen including an integrated oven & hob. The property also benefits from storage cupboards and double glazing in each room.

Additionally, the property comes with allocated parking, ensuring hassle free parking along with

ample visitors parking.

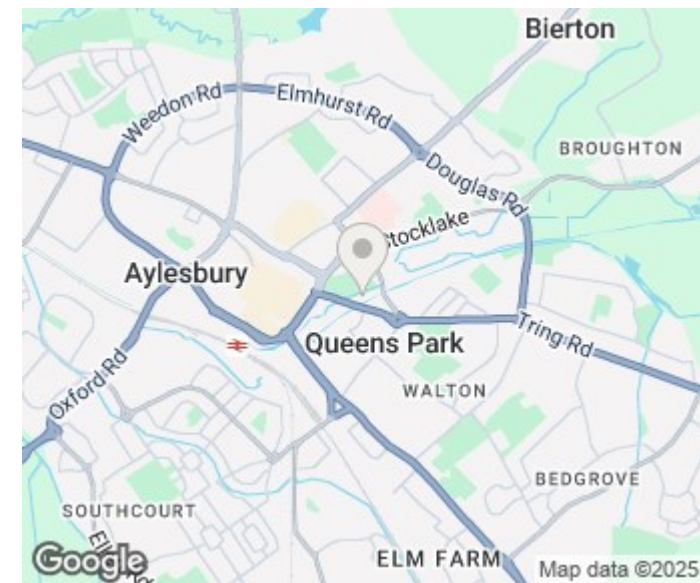
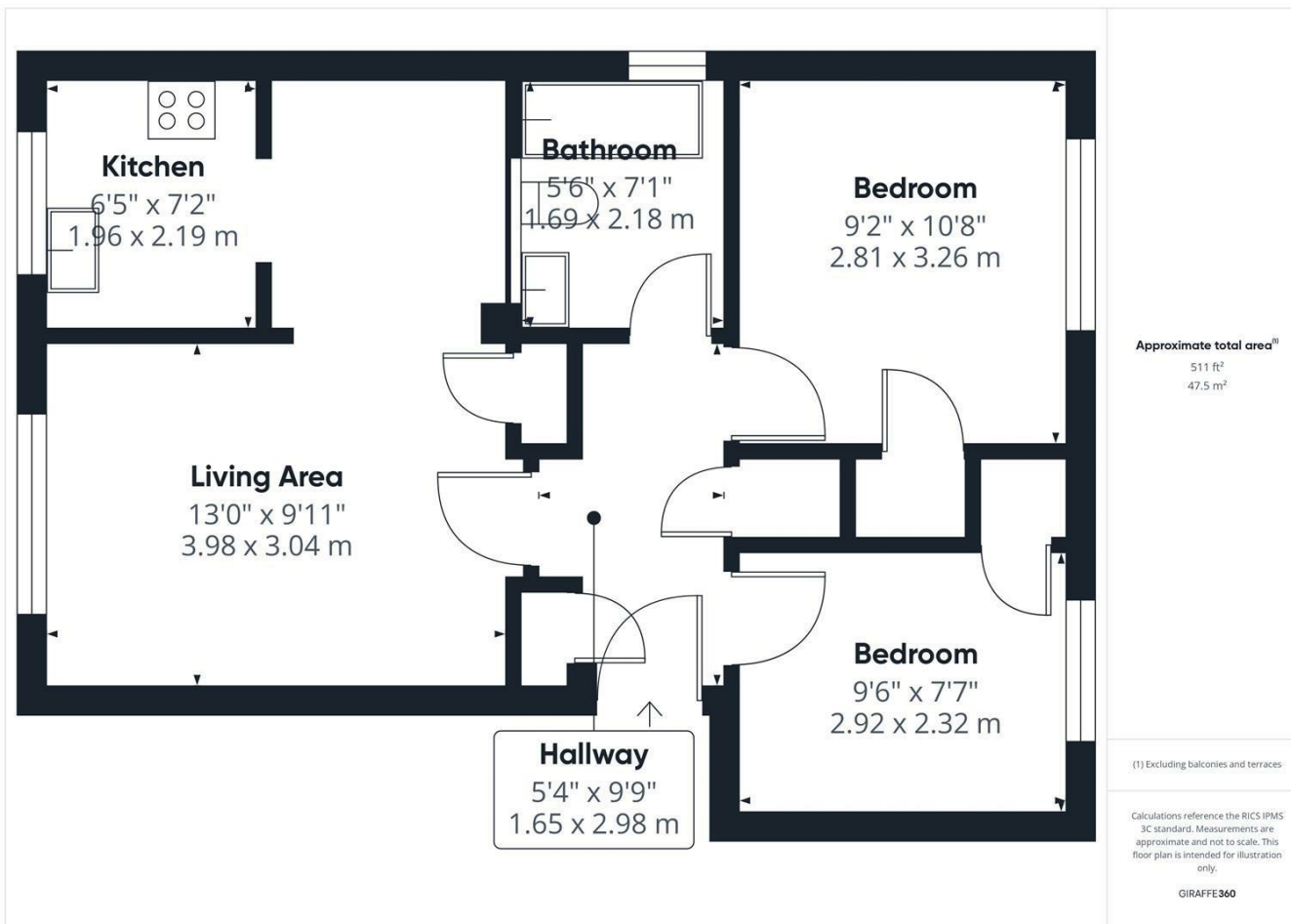
This apartment combines comfort, modern living, and practicality; making it an ideal home for professionals or small families.

NOTES

LEASE INFO - 125 year lease with 95 years left.
Ground Rent Peppercorn. Service Charge £1246 approx p/a.

HILDA WHARF





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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

