



## WYCLIFFE END, AYLESBURY, BUCKINGHAMSHIRE

PRICE GUIDE £115,000

LEASEHOLD

A one bedroom top 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.





## WYCLIFFE END

• CENTRAL LOCATION • ONE BEDROOM TOP FLOOR FLAT • OPEN PLAN LIVING • MODERN KITCHEN • COMMUNAL PARKING • WALKING DISTANCE TO TOWN & STATION • GAS & ELECTRIC BILL INCLUDED IN SERVICE CHARGE • COUNCIL TAX BAND A



### 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 an open-plan layout with a stylish kitchen that includes an inset electric hob and oven, along with space for washing machine and fridge. The adjoining living area provides a bright and comfortable space for relaxing or entertaining.

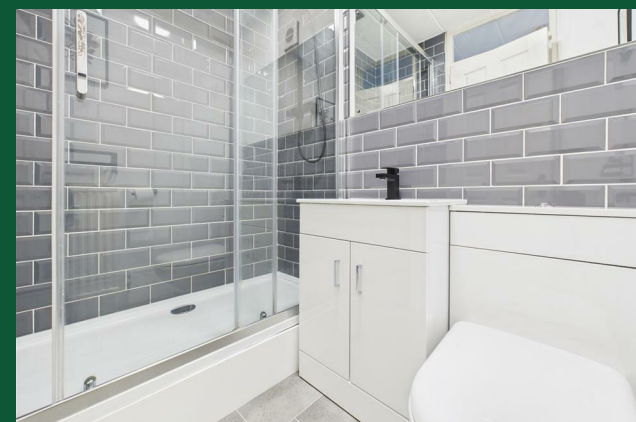
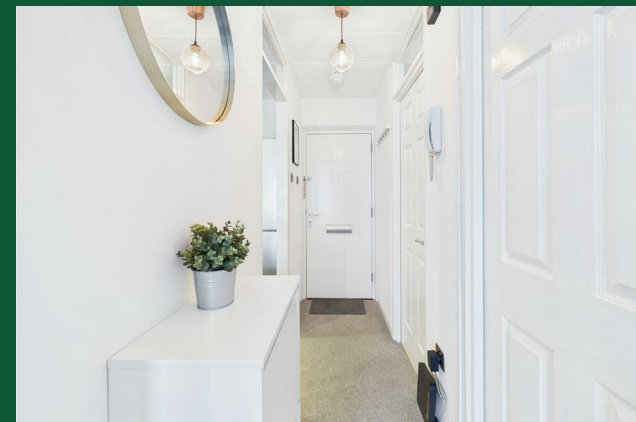
The bedroom benefits from a fitted wardrobe, offering practical storage solutions, and the bathroom includes a shower cubicle, WC and wash basin with storage.

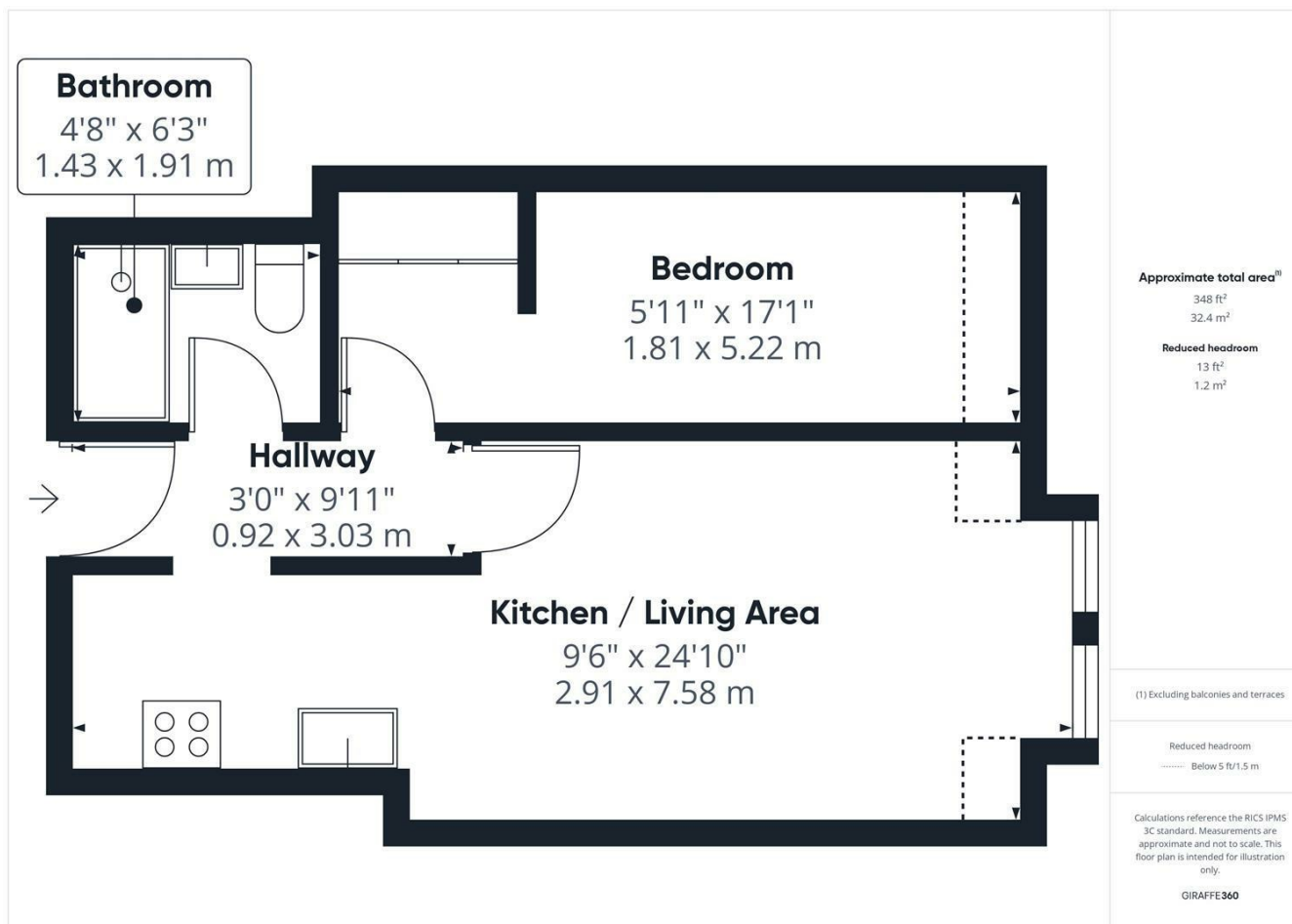
Further benefits include access to a communal car park.

### NOTES

LEASE INFO - 110 year lease with 86 years left. Service Charge approx £186 p/m, this includes ground rent, gas and electric bill.

## WYCLIFFE END





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	74
(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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