



ALTON MEWS, AYLESBURY

PRICE £210,000

LEASEHOLD

A very well presented TWO DOUBLE BEDROOM top floor apartment situated on this smart, purpose built development within WALKING DISTANCE of the Town Centre and Train Station. The property benefits from SECURE GATED PARKING and a spacious open plan kitchen/living area.



ALTON MEWS

- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- TWO DOUBLE BEDROOMS
- 125 YEAR LEASE FROM OCTOBER 2022
- GATED PARKING AREA WITH ALLOCATED SPACE
- OPEN PLAN LIVING/KITCHEN AREA
- MODERN BATHROOM SUITE
- AMENITIES WITHIN SHORT WALKING DISTANCE
- TOP FLOOR APRTMENT
- SECURITY ENTRANCE SYSTEM
- NO UPPER CHAIN



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. The property itself is walking distance to amenities including a Sainsburys Superstore and several other retail outlets.

ACCOMMODATION

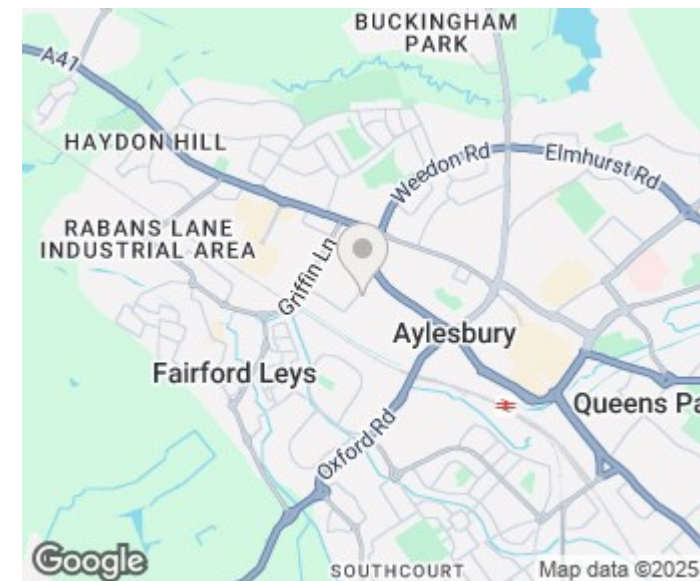
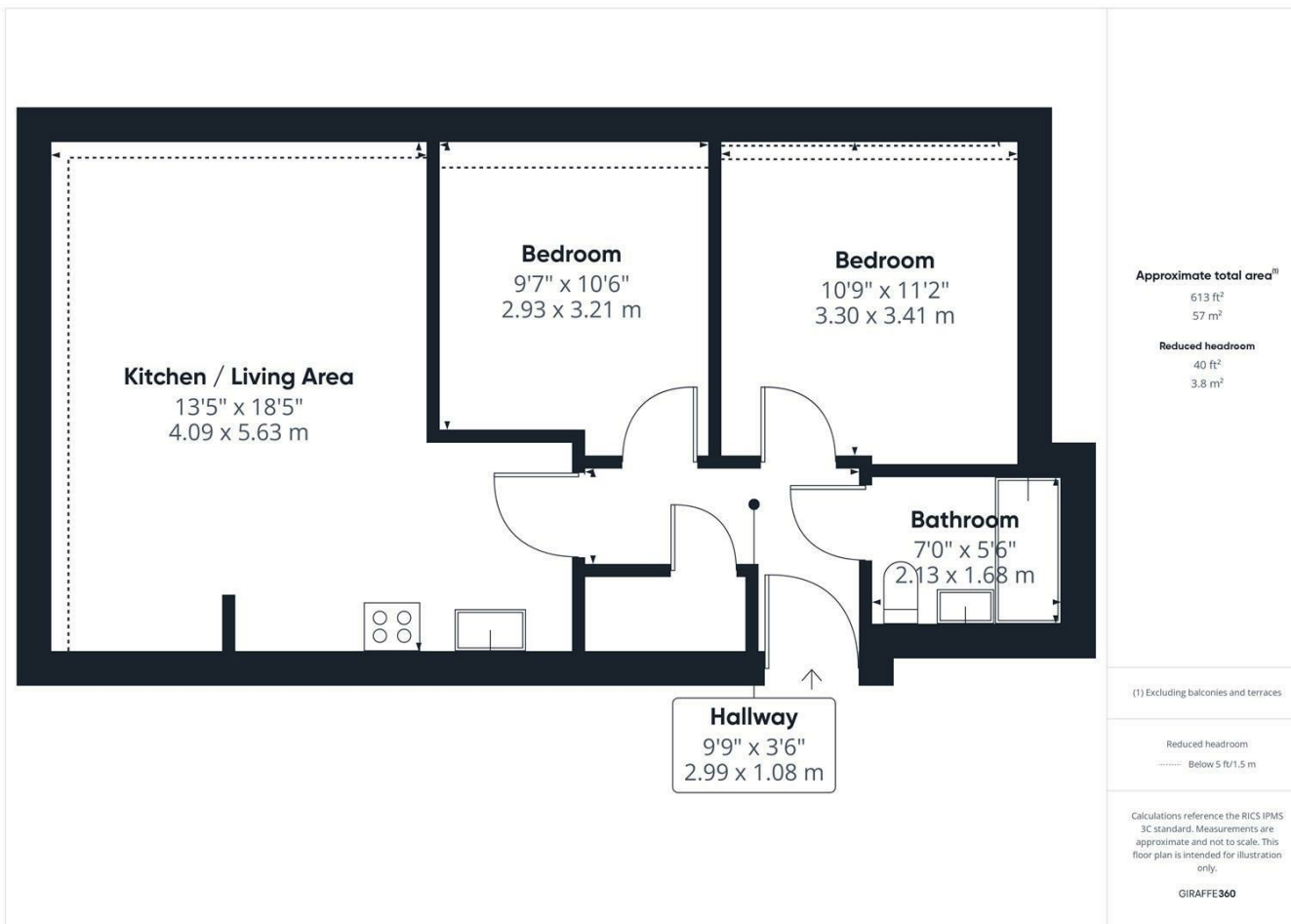
Security intercom entrance system into the parking area and then communal entrance hallway - Stairs to the second floor and front door - Entrance hallway with storage cupboard and doors to all rooms - White bathroom suite - Two double bedrooms - Open plan kitchen/living area. Kitchen has fitted storage cupboards, integrated oven, hob and cooker hood. Spaces for further white goods - Double glazed windows - Electric heating - Allocated parking space in communal, gated parking area.

NOTES

LEASE INFO - 125 year lease with 122 years left. No Ground Rent. Service Charge £950 pa.

ALTON MEWS





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