



BATT FURLONG, HAWKSLADE, AYLESBURY

OFFERS IN EXCESS OF £190,000

LEASEHOLD

One bedroom coach house located on the south side of Aylesbury, within walking distance of Stoke Mandeville Hospital and local amenities. The property is offered with no upper chain and will have a brand new lease of 990 years on completion. Spacious living room, kitchen, double bedroom and bathroom. Additional benefits include a private garden and a garage, making it an ideal purchase for first-time buyers or investors.



BATT FURLONG

• NO UPPER CHAIN • SOUTHSIDE OF
AYLESBURY • BRAND NEW 990 YEAR LEASE
ON COMPLETION • ONE BEDROOM COACH
HOUSE • GARAGE AND OFF ROAD
PARKING • PRIVATE REAR GARDEN • CLOSE
TO LOCAL AMENITIES • WALKING DISTANCE
TO HOSPITAL



LOCATION

Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

ACCOMMODATION

Upon entering through the private front door, stairs lead up to a bright landing area with loft access, providing additional storage potential.

The double bedroom benefits from built-in wardrobes, offering ample storage space, while the bathroom is fitted with a WC, hand basin and bathtub with overhead shower.

The living room is a good space, featuring a built-in storage cupboard and plenty of room for a range of furnishings.

The kitchen is well equipped with an inset gas hob, oven and cooker hood, along with an integrated fridge/freezer and space for a washing machine.

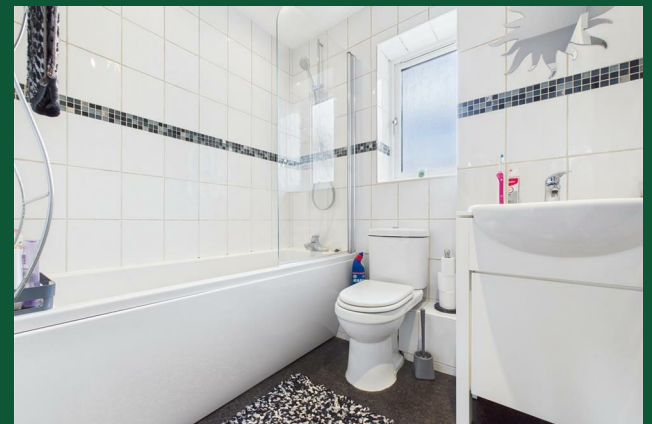
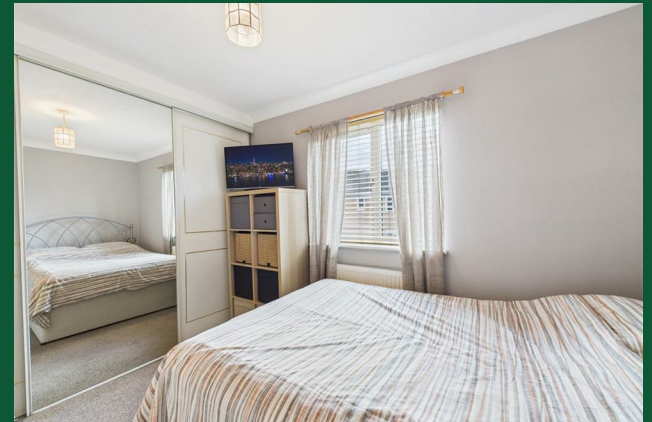
Externally, the property boasts a fully enclosed private garden, attractively gravelled for low maintenance, with gate access. In addition, there is a garage with

an up-and-over door and off road parking, providing secure and convenient parking options.

NOTES

LEASE INFO - Brand new lease on completion of 990 years. Peppercorn Ground Rent. No Service Charge.

BATT FURLONG





Ground Floor



Floor 1

Approximate total area⁽¹⁾
649 ft²
60.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(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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