



## VICTORIA STREET, AYLESBURY, BUCKINGHAMSHIRE

ASKING PRICE £189,950

LEASEHOLD

A well located one bedroom ground-floor maisonette situated within easy walking distance of the town centre, train station and Tesco Superstore. The property features a kitchen, living room, double bedroom and bathroom. Additional benefits include a private garden and off-road parking to the rear, offering convenience and practicality in a central setting.



## VICTORIA STREET

- CENTRAL LOCATION • ONE BEDROOM
- GROUND-FLOOR MAISONETTE • WALKING
- DISTANCE OF TOWN CENTRE, STATION &
- TESCO SUPERSTORE • OFF-ROAD
- PARKING TO REAR • PRIVATE GARDEN TO
- FRONT AND SIDE • DOUBLE BEDROOM



### 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

Upon entering, you are welcomed into a small entrance hall with a useful storage cupboard. To the right is the bathroom, fitted with a shower cubicle, bathtub, WC and wash basin. The galley-style kitchen offers space for a freestanding cooker, washing machine, and fridge, and leads through to an inner hallway with an additional storage cupboard.

From here, you can access the double bedroom, as well as the bright and inviting living room, which features a charming brick-built fireplace that adds

character to the space.

Outside, the property benefits from a private garden extending to the front and side. Off-road parking is available to the rear of the property, accessed via a service road, offering added convenience.

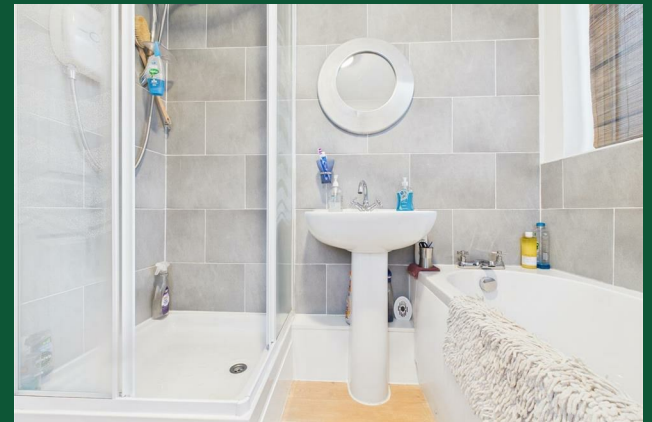
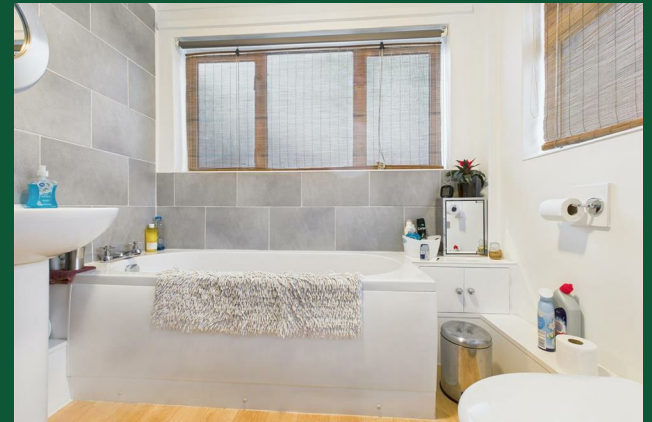
This maisonette is an ideal option for first-time buyers, downsizers, or investors seeking a centrally located home with practical features and its own outdoor space.

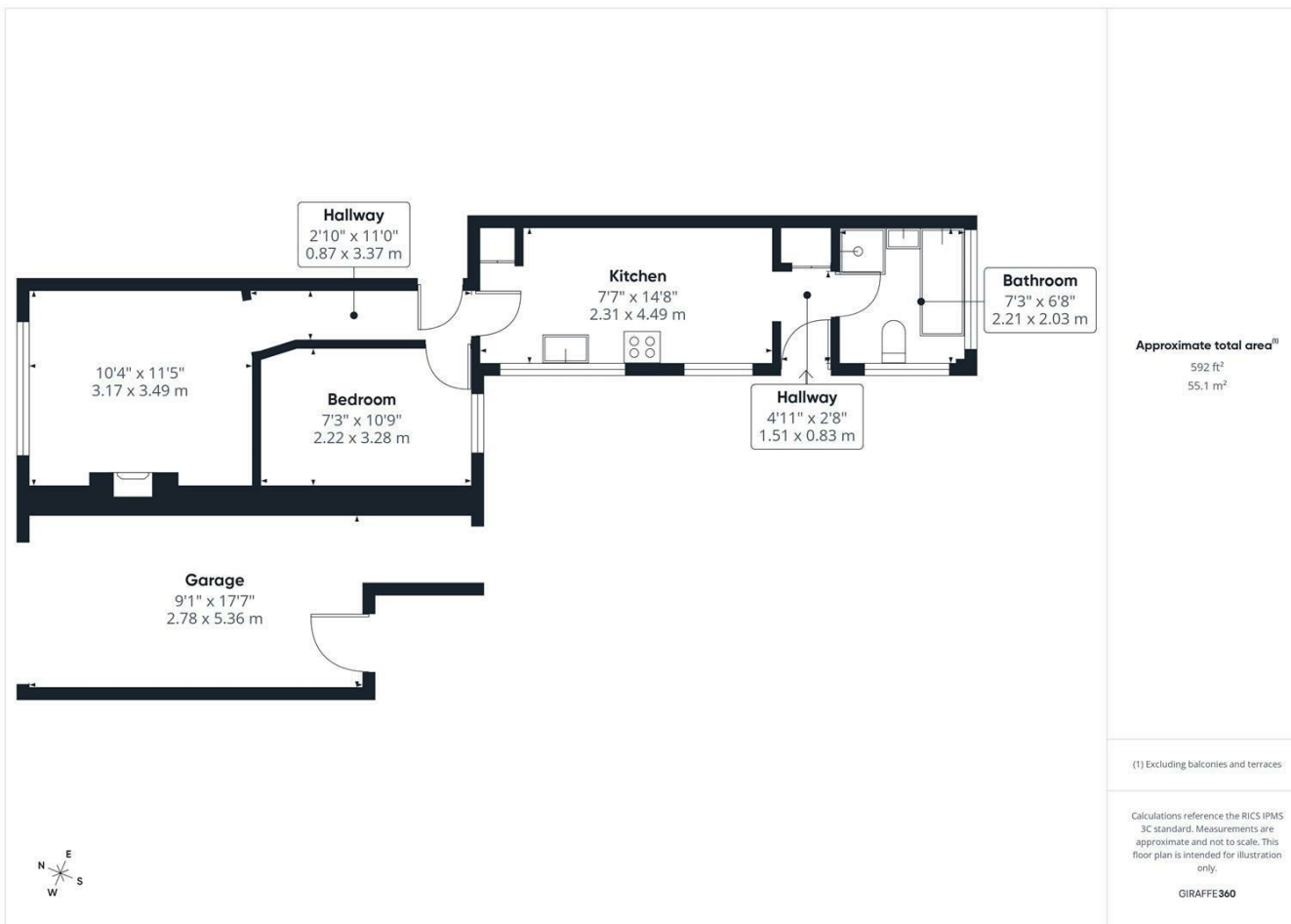
### NOTES

LEASE INFO - 125 year lease with 122 years left. No service charge or ground rent.

Equal share of the Free Hold is automatically part of the ownership of the property, at no extra cost.

## VICTORIA STREET





| 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>                            |                         |           |
| (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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