



TEMPLE STREET, AYLESBURY, BUCKINGHAMSHIRE

£250,000
LEASEHOLD

Located in the heart of Aylesbury, this two bedroom property is just minutes from shops, restaurants, and local amenities. Accessed via a communal courtyard, the home features an open-plan living area with a modern kitchen, two bedrooms and a contemporary bathroom. Perfect for those seeking convenience and stylish town centre living.



TEMPLE STREET

- SET IN THE HEART OF AYLESBURY TOWN • TWO BEDROOM PROPERTY • PRIVATE COMMUNAL GARDENS • MINUTES WALK TO SHOPS AND EATERIES • OPEN PLAN LIVING AREA WITH MODERN KITCHEN • 970 YEAR LEASE • WALKING DISTANCE TO TRAIN STATION • MAIN BEDROOM WITH FITTED WARDROBES



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

Situated in the heart of Aylesbury town centre, this well presented two bedroom property offers modern living just moments from shops, restaurants and local amenities.

Upon entering through a private communal courtyard, you are welcomed into a bright and spacious open plan living area with a glass roof and floor to ceiling windows, flooding the room with natural light. The modern kitchen features an inset gas hob, oven, stylish splashback and cooker hood, with space for

appliances.

The property has two bedrooms, with both bedrooms benefiting from fitted floor to ceiling built in wardrobes for convenient storage. A contemporary bathroom suite completes the accommodation.

Residents also enjoy access to private communal gardens, providing a tranquil outdoor space in this vibrant town centre location.

AGENT NOTES

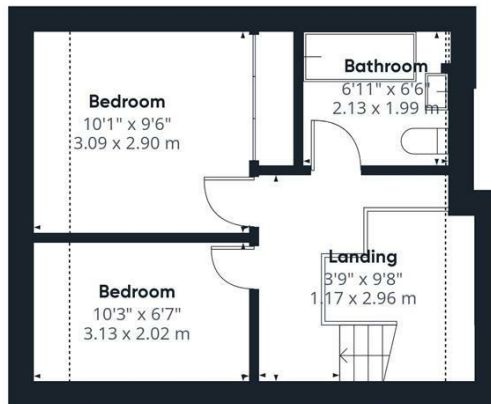
LEASE INFO - 999 year lease with 970 years left.
Service Charge £170 p/m. No Ground Rent Charge.

TEMPLE STREET





Ground Floor



Floor 1

Approximate total area⁽¹⁾
 649.38 ft²
 60.33 m²

Reduced headroom
 27.77 ft²
 2.58 m²

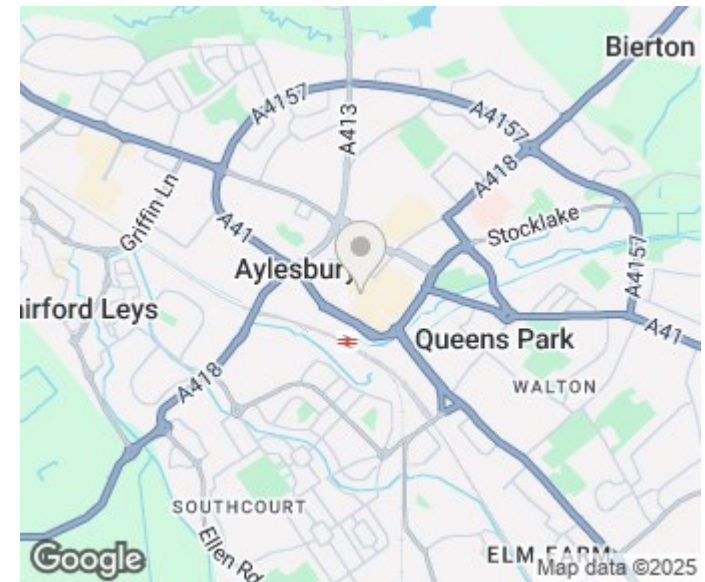
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	61	
(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

