

# 2 Bedroom Apartment

**SHARE OF FREEHOLD**

Poets Chase, Aylesbury,  
Buckinghamshire, HP21 7LW



**£210,000**

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# LOCATION

Poets Chase offers a collection of apartments nestled just a short 0.8-mile walk from Aylesbury's London Marylebone-bound Train Station. With its convenient location and well-maintained communal gardens, this development appeals to a diverse range of residents. Ideal for first-time buyers seeking easy access to transport links, investors looking for promising

## THIS HOME FEATURES

SHARE OF FREEHOLD  
TWO BEDROOMS  
FIRST FLOOR APARTMENT  
OPEN PLAN LIVING SPACE  
GOOD CONDITION  
MODERN FITTED BATHROOM  
INTEGRATED APPLIANCE  
WALK TO TOWN CENTRE &  
TRAIN STATION  
ALLOCATED PARKING FOR  
TWO VEHICLES

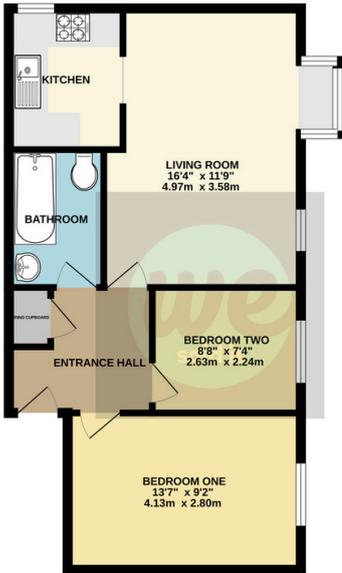
rental opportunities, as well as buyers seeking a secure and well-maintained living environment. Poets Chase provides a blend of comfort, convenience, and tranquility, making it an attractive choice for those seeking modern urban living with a touch of serenity.



*Discover modern living in this stylish two-bedroom first-floor apartment offered with SHARE OF FREEHOLD and situated in the sought-after Poets Chase development, a prime location just a short walk from Aylesbury's London Marylebone-bound Train Station. The property offers convenience and connectivity. The apartment features a contemporary design with a spacious living area, with dual-aspect including a bay window allowing an abundance of natural light, a well-appointed modern kitchen, and two comfortable bedrooms. Residents can enjoy the tranquil surroundings of well-maintained communal gardens and benefit from easy access to local amenities. Ideal for first-time buyers, investors and buyers seeking a modern and convenient lifestyle.*



GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**SAMPLE**



## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://WeSoldIt.co.uk)

*MONEY LAUNDERING REGULATIONS 2017* intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

*THE CONSUMER PROTECTION REGULATIONS 2008* We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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