

# 2 Bedroom Modern Apartment CENTRAL LOCATION

FLAT 31, 70 WALTON STREET  
AYLESBURY, HP21 7QP



TEL. 01296 761 331

**£210,000**

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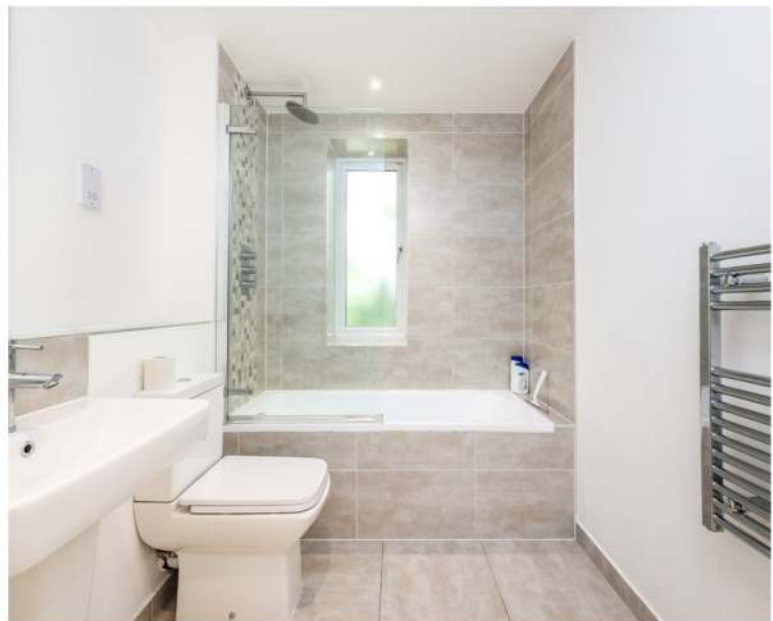
## THIS HOME FEATURES

TWO BEDROOMS  
OPEN PLAN LIVING SPACE  
SECURED ALLOCATED PARKING  
MODERN KITCHEN  
WALK TO TOWN  
WALK TO STOKE  
MANDEVILLE HOSPITAL  
WALK TO TRAIN STATION

# LOCATION

Located centrally within Aylesbury within a short walk of both Stoke Mandeville Hospital and the town centre offering a wealth of facilities such as shopping and leisure facilities. The property is just half a mile walk from the London-bound mainline Train Station connecting with London Marylebone in under an hour.

Aylesbury itself is surrounded by vast countryside and offers an array of green spaces and walks to explore. With a University campus, National Spinal Unit and training hospital in the shape of Stoke Mandeville Hospital and the manageable commute make Aylesbury a popular destination for renters.



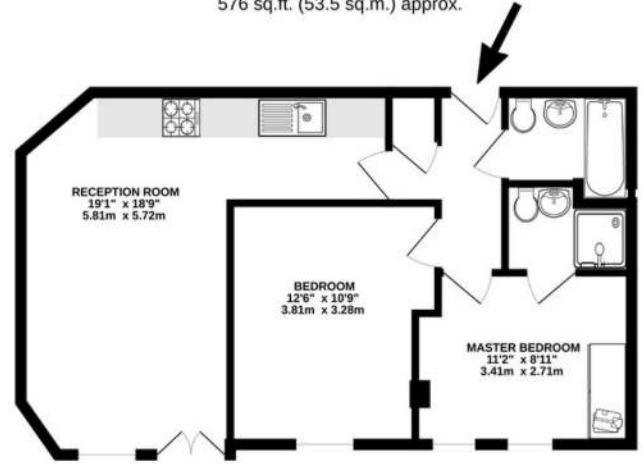
## PROPERTY SUMMARY

*WeSoldit.co.uk are pleased to present to the market this third floor two bedroom apartment situated in a central position a short walk of Aylesbury town centre and the London bound mainline train station. The property is accessed via a secure communal entrance (with security entrance telephone system) and comprises entrance hall, two bedrooms, modern fitted bathroom, open plan living and dining space with Juliette balcony, modern fitted kitchen, secure gated allocated parking and shared roof garden.*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 576 sq ft (53.5 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, counts and any other items are approximate and no responsibility is taken for any errors or omissions. The agent and applicable authority will not be held liable for any errors or omissions. The drawings, systems and applications shown here are for illustrative purposes only. www.rightmove.co.uk/property-portal/1234567890  
Made with SketchUp 2023



## 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.



\*Fastest Train from Aylesbury to London Marylebone

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