

# One Bedroom Modern Apartment CENTRAL LOCATION

FLAT 39, 70 WALTON STREET  
AYLESBURY, HP21 7QP



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# LOCATION

The apartment is centrally located within Aylesbury, a short walk from the town centre and Stoke Mandeville Hospital, offering a wide range of shopping, leisure and employment opportunities. The London-bound mainline station is approximately half a mile away, providing direct services to London Marylebone in under an hour.

## THIS HOME FEATURES

TOP-FLOOR APARTMENT  
PURPOSE-BUILT LAYOUT  
ONE DOUBLE BEDROOM  
OPEN-PLAN LIVING  
MODERN FITTED KITCHEN  
SECURE ENTRY SYSTEM  
GATED, COVERED PARKING  
CENTRAL LOCATION

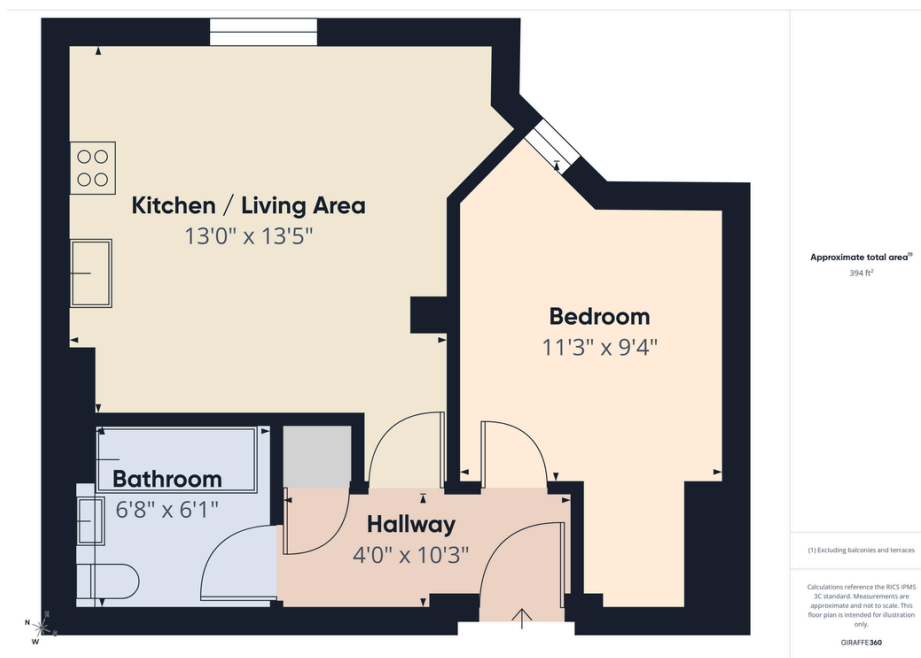
Surrounded by open countryside and green spaces, Aylesbury combines strong commuter links with an appealing lifestyle, making it a consistently popular location for renters.



*WeSoldIt.co.uk are pleased to present to the market this well-positioned top-floor, purpose-built one-bedroom apartment, ideally located within easy walking distance of Aylesbury town centre and the London-bound mainline train station. The property is accessed via a secure communal entrance with entry-phone system and comprises an entrance hall, double bedroom, bathroom, and a bright open-plan living, dining and kitchen area fitted with modern units. Further benefits include secure gated, covered allocated parking, making this an ideal purchase for first-time buyers or investors alike.*







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



## VIEWINGS

Strictly by appointment with  
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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