



Estate Agents
Hurst

32 Friarscroft Way, Aylesbury, HP20 2TE
£200,000

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Located within a short walk of Aylesbury train station and town centre is this well presented top floor two DOUBLE bedroom apartment offered to the market with NO ONWARD CHAIN. Benefiting from an extremely long lease and SHARE OF FREEHOLD the property would make an ideal investment purchase or first time buy given its proximity to amenities and low maintenance charges.

The accommodation comprises; entrance hall with storage cupboards, spacious lounge/diner open plan to a generous size fitted kitchen, two bedrooms and family bathroom. The property further benefits; allocated parking (plus visitors bays) and communal gardens. We would expect this property to achieve £1,250 PCM on the rental market. Council Tax Band - B.

Leasehold information:

Lease length - 999 years from 01/01/1998 (973 years remaining).

Service charge - £1246.92 per annum.

Ground rent - peppercorn.

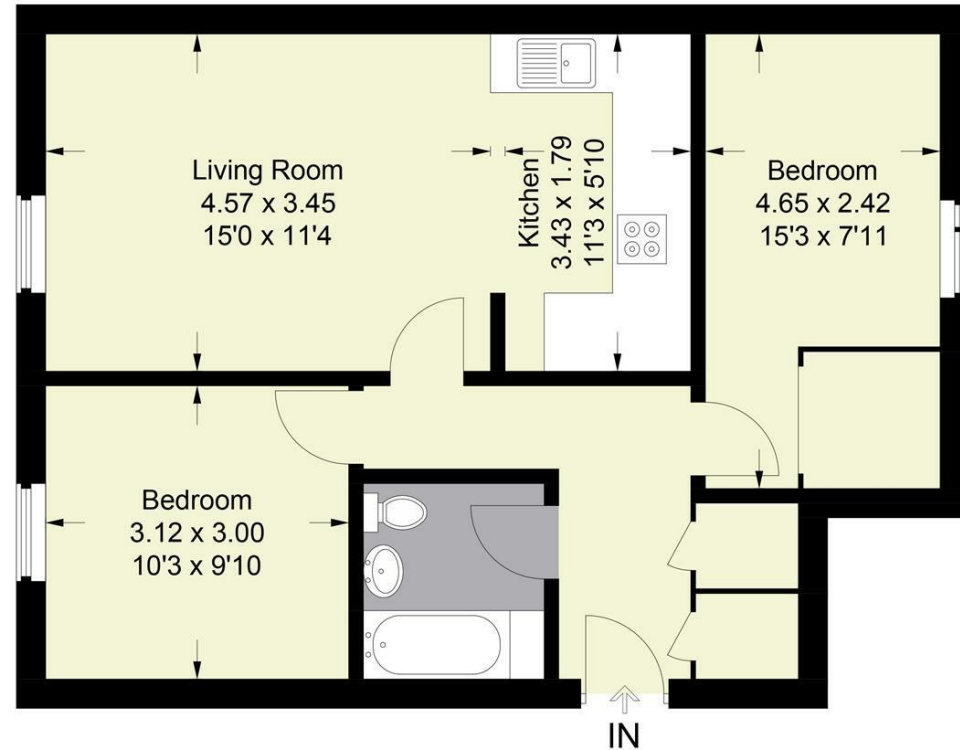


**SHARE OF FREEHOLD
TWO DOUBLE BEDROOMS
WALK OF STATION
ALLOCATED PARKING
MODERN KITCHEN
THIRD FLOOR
UPVC DOUBLE GLAZING
VISITOR PARKING
SECURE PHONE ENTRY SYSTEM
CLOSE TO TOWN**





Approximate Gross Internal Area = 57.7 sq m / 621 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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