





## 54 Batt Furlong, Aylesbury, Buckinghamshire, HP21 9JJ

A well presented, ground floor, one DOUBLE bedroom maisonette with NO ONWARD CHAIN located in a quiet tucked away location on the sought after Hawkslade side of Aylesbury within walking distance of Stoke Mandeville Hospital. The accommodation comprises; lounge/diner, spacious fitted kitchen, double bedroom and family bathroom. The property further benefits; modern UPVC double glazing & front door (installed in 2021), gas central heating (new Worcester Bosch Combi boiler installed in 2018), large internal storage cupboard, brick built storage shed, allocated parking bay (plus ample non-restricted on street parking), communal gardens and NO ONWARD CHAIN.

### Leasehold information:

- 125 year lease from 1991 (91 years remaining).
- Ground rent - £130 per annum.
- Buildings insurance - £275.69 per annum.

**GROUND FLOOR**  
**NO ONWARD CHAIN**  
**ONE DOUBLE BEDROOM**  
**COMMUNAL GARDENS**  
**SOUGHT AFTER LOCATION**  
**RESIDENTS PARKING**  
**SPACIOUS KITCHEN**  
**LIVING ROOM**  
**WALK OF HOSPITAL**  
**GAS CENTRAL HEATING**









## Batt Furlong

Approximate Gross Internal Area

451 sq ft / 41.9 sq m

Store = 5 sq ft / 0.5 sq m

Total = 456 sq ft / 42.4 sq m

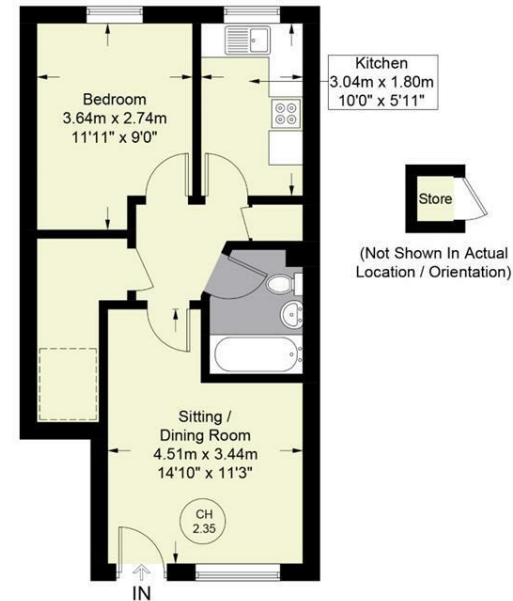


CH  
2.35

= Ceiling Height



= Reduced headroom below 1.5m / 5'0"



GROUND FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst  
Estate Agents

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