



# Layco

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## Ebble Close

### Aylesbury

- Spacious, two double bedroom duplex apartment
- Large private storage cupboard and loft
- Large living room and separate kitchen
- Access to a roof terrace
- Communal grounds including a courtyard garden
- Large parking area for residents

£200,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG

Tel: 01296 791960 / 01525 307600 | Email: [Sales@laycoproperties.co.uk](mailto:Sales@laycoproperties.co.uk)

<https://www.laycoproperties.co.uk>



A spacious two double bedroom duplex apartment boasting generous accommodation, communal access to grounds, a roof terrace and parking. The property is situated within walking distance of shops and local schools (Mandeville school catchment) and is situated close by to Stoke Mandeville Hospital.

#### Accommodation:

Entrance hall: with double glazed window, stairs to the first floor and doors to the kitchen and living room.

Living room: a spacious living room with two double glazed windows allowing for plenty of natural light, under stairs storage cupboard.

Kitchen: fitted with a range of wall and floor mounted units with worktops above and a sink and drainer unit. There is a built in oven with gas hob and extractor above, plus spaces for a fridge/freezer and washing machine. Wall mounted Worcester gas combi boiler and double glazed window. Space for a table and chairs.

Landing: double glazed window, storage cupboard and loft access.

Bathroom: fitted with a white suite comprising; 'P' shaped bath with shower above, WC and hand basin. Fully tiled walls and floor plus two double glazed windows.

Bedroom two: a double bedroom with a double glazed window.

Bedroom one: a large double bedroom with a range of fitted wardrobes. There is a double glazed window plus door leading to a roof terrace.

Roof terrace: an ideal outside space for a table and chairs to relax!

Storage cupboard: a large, private storage cupboard suitable for storing bikes etc.

Parking: Residents parking area for off road parking

Communal grounds: The property features communal grounds which includes an enclosed courtyard style garden setting, ideal for children to play in.

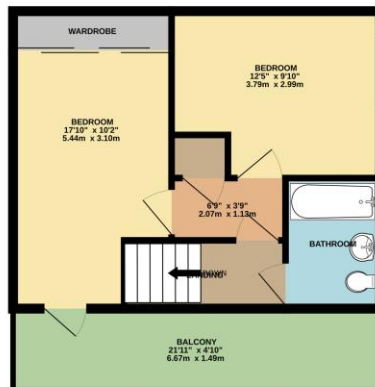
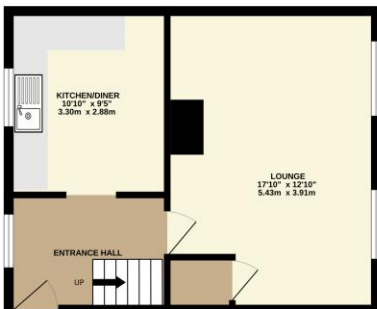
Lease info: The seller advises us: 89 years remaining, service charge £720 per annum , ground rent £10 per annum.

General: New fire door on main entrance, Leasehold, Buckinghamshire Council, council tax band: B, EPC: C



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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