



Flat 3, 145, Spenser House Wendover Road, Aylesbury, Buckinghamshire, HP21 9LL



Not to scale. For illustrative purposes only



For Auction, Guide £175,000 to £200,000

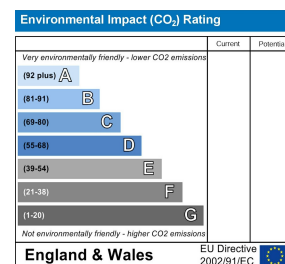
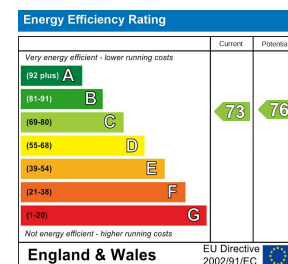
**** FOR SALE BY AUCTION ON WEDNESDAY 2ND JULY 2025 COMMENCING AT 1PM ** SALE VIA A LIVE-STREAMED AUCTION ****

****GUIDE PRICE £165,000 TO £185,000 ** VIEWINGS BY APPT**

Auction House Beds and Bucks are delighted to offer for auction this beautiful and rarely available ground floor, two double bedroom maisonette located in the sought after 'South Side' of Aylesbury. The property offers very spacious accommodation, 20ft lounge, separate fitted kitchen, double glazing, central heating with recent new boiler, communal gardens, resident car park, no ground rent and a lease term with well over 900 years unexpired. With the space and feel of a bungalow inside, this would make a wonderful home for an owner occupier looking to move fast and without complication. For an investor this should generate around £15,000 in rent per year, with current market value estimated at £1250 PCM. With a very long lease and an excellent EPC Rating, this could be the ideal long-term investment. Located close to amenities that include Aylesbury & Stoke Mandeville Train Stations, local town centre and Stoke Mandeville Hospital. Call us now to find out more.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

Front door to

ENTRANCE HALL

Hallway with integrated storage cupboard, radiator, laminate flooring, door to

LOUNGE/DINER

20'6 x 13

With double glazed bay window and three double glazed windows to side, two radiators and laminate flooring.



KITCHEN

11 x 6'2

Fitted kitchen with a range of wood fronted fitted units, rolltop worksurfaces, sink unit with mixer tap, integrated oven, hob, filter hood, free standing washing machine, fridge and separate freezer



BEDROOM ONE

14'3 x 9

Double glazed window and radiator



BEDROOM TWO

11'7 x 10'8

Double glazed window and radiator



BATHROOM

9 x 6'2

Features a three piece matching suite with low level WC, sink unit, bath with electric shower and glass shower screen over. Tiled walls, radiator and extractor fan.



OUTSIDE

COMMUNAL GARDENS

Mature well maintained lawn areas with shrubs and hedgerows.

RESIDENTS CAR PARK

Car park for residents use with space for visitor and resident parking.



LEASE DETAILS

A 999 year lease with 946 years unexpired, zero ground rent, service charge of £2708 per year. Please refer to legal pack for verification as this is based information provided by the seller.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band B, Buckinghamshire council

PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £2400 (£2000 plus vat)

HOW TO GET THERE

From the A41, follow to Walton Street to Wendover Road, Spencer Road will be your fifth turning on the right.



DOISA/1505SA044

For further information on viewing call 01908 030127