



**Elton Close, Aylesbury HP18 1AB**



**welcome to**

## **Elton Close, Aylesbury**

Brown & Merry are pleased to offer for sale this spacious and well-presented two double bedroom ground floor apartment being situated within this popular modern development, close to local amenities, schools and station. The property features double glazing, gas heating system with radiators, entrance hall, living room opening to modern fitted kitchen/dining room, two double bedrooms, bathroom, allocated parking. Internal viewing is highly recommended.



## Accommodation Comprises

### Living Room

16' 11" x 14' 10" ( 5.16m x 4.52m )

### Kitchen/Dining Room

11' 4" x 9' 1" ( 3.45m x 2.77m )

### Bedroom One

12' 7" x 8' 5" ( 3.84m x 2.57m )

### Bedroom Two

10' 11" + recess x 7' 9" ( 3.33m + recess x 2.36m )

### Bathroom

### Outside

### Allocated Parking

### Agents Notes

Please note that any information regarding the lease has been provided to us by the vendor.



Total floor area 56.8 sq.m. (611 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Elton Close, Aylesbury

- GROUND FLOOR APARTMENT
- POPULAR MODERN DEVELOPMENT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN/DINING ROOM
- BATHROOM
- ALLOCATED PARKING
- NHBC REMAINING

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of  
**£215,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AYL115147 - 0003

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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