



14 Ascott Road

| Aylesbury | | HP20 1HX



Williams  
PROPERTIES



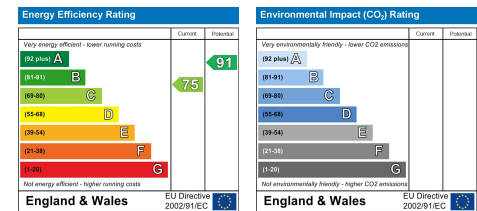
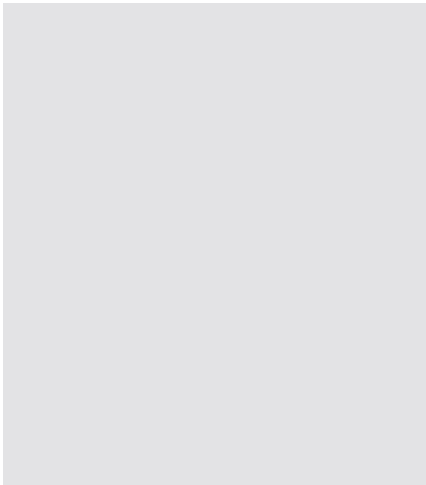
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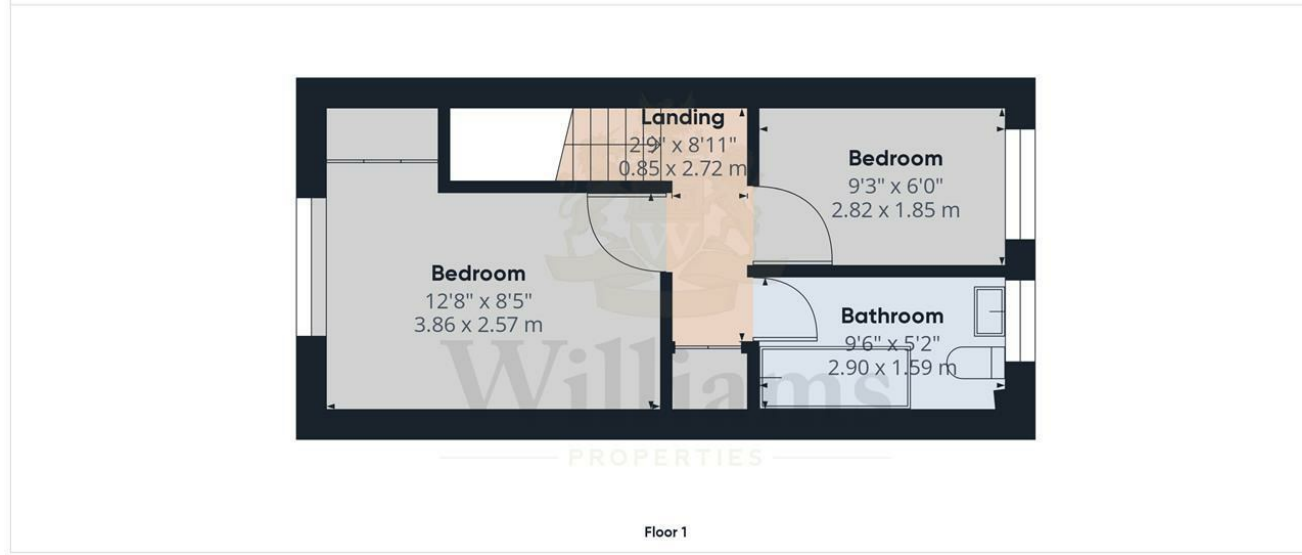
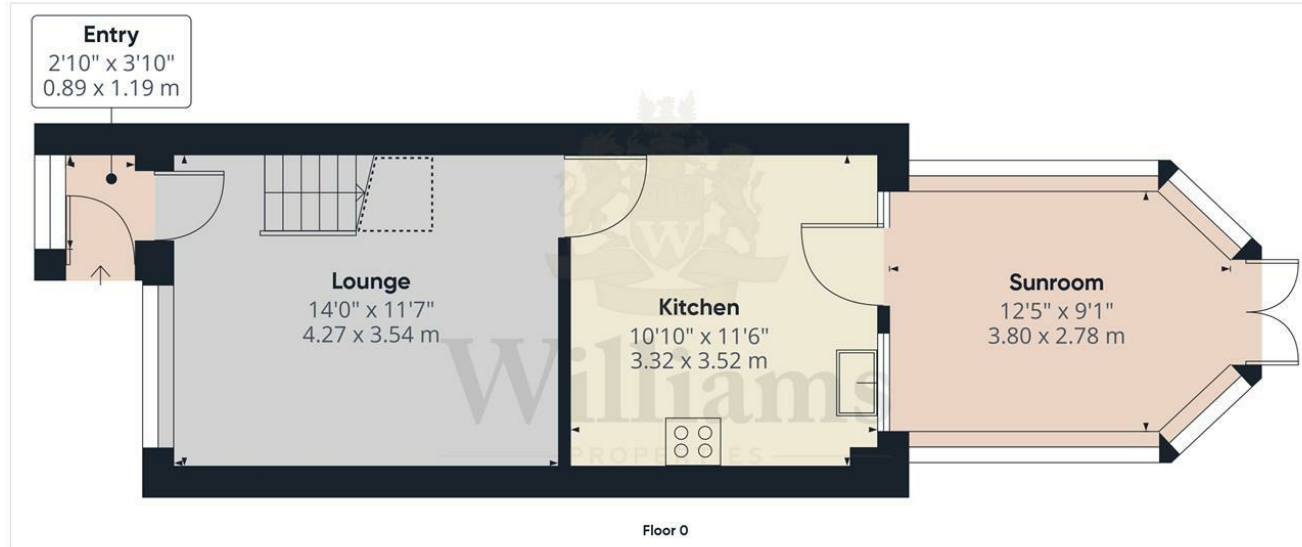
NEW INSTRUCTION!!! Williams are delighted to bring to market this recently refurbished 2 bedroom terraced property situated within walking distance to Aylesbury Town Centre. The property consists of entrance hall with space for coats and shoes, door to lounge with wooden flooring, newly fitted kitchen with space for washing machine and dishwasher, built in cooker and small fridge, door to conservatory with newly laid wooden flooring, door to rear garden with shed and gate to parking at the rear of the property, stairs rise from the lounge to the first

Per month £1,400 Per month









**Approximate total area<sup>(1)</sup>**  
700.01 ft<sup>2</sup>  
65.03 m<sup>2</sup>

**Reduced headroom**  
14.35 ft<sup>2</sup>  
1.33 m<sup>2</sup>

(1) Excluding balconies and terraces.

(2) Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.