



Tring Road

| Aylesbury | Buckinghamshire | HP20 1LE



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Williams Properties welcome this charming property located on Tring Road in Aylesbury, its proximity to the town centre means that all amenities, shops, and entertainment options are within walking distance, making daily errands a breeze. This flat conversion boasts a cosy reception room, one double bedroom, galley kitchen and bathroom. Outside there is a small private garden and two allocated parking spaces. Viewing comes highly recommended.

Offers in the region of £190,000

- Central Location
- No Onward Chain
- Walking Distance To Town
- Private Garden
- One Bedroom Flat
- Allocated Parking
- Council Tax Band B
- Viewing Highly Advised

Location

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band B

Local Authority

Buckinghamshire Council



The property is situated within close proximity to the Town Centre of Aylesbury, offering a range of shopping, entertainment and leisure facilities. The mainline train station with regular services directly into London Marylebone.



Lease Details

The vendor has advised of the following:

- Share of Freehold
- Length of Lease - 125 years
- Lease Remaining - 89 years
- Ground rent - £0
- Service Charge - £0

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Living Room

Enter through the front door into the living room consisting of a large bay window to the front, feature fireplace with surround, wood effect flooring, light pendants to ceiling, radiator and space for a sofa set and a range of other furniture. Door to the inner hall.

Inner Hall

Doors to the bathroom and kitchen.

Bathroom

Bathroom comprises a wc, panelled bathtub with overhead shower, pedestal hand wash basin, tiling to splash sensitive areas, space and plumbing for washing machine, radiator and a frosted window.

Kitchen

Kitchen comprises a range of wall and base mounted units with worktops, inset sink bowl unit, inset electric hob, oven and extractor fan, space for fridge/freezer, wall mounted radiator and window. Door to the stairs leading down to the bedroom.

Bedroom

Bedroom consists of carpet laid to floor, built in wardrobes, window, light fittings to ceiling, radiator and space for a double bed and other furniture.

Garden

Small private garden to the side.

Parking

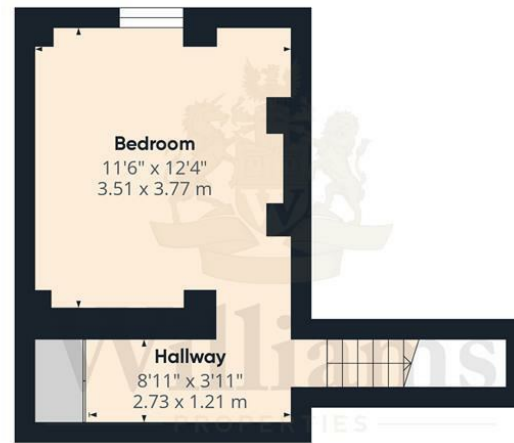
Parking to the rear of the property with two car spaces.

Buyer Notes

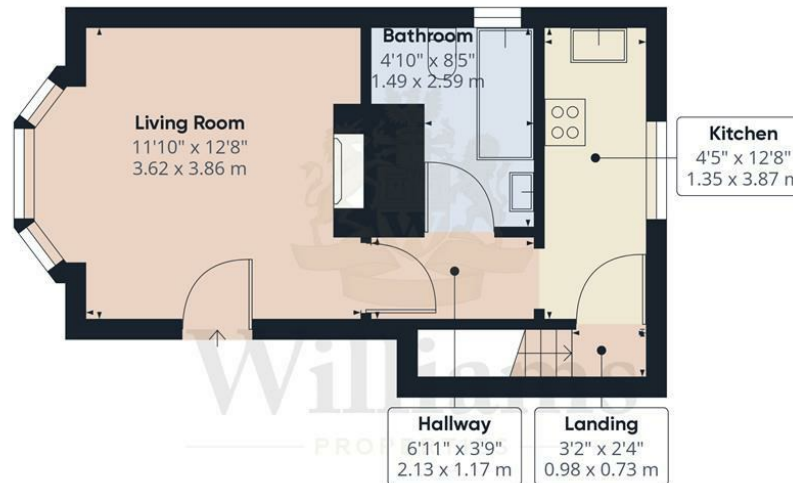
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

Williams
PROPERTIES



Floor -1



Floor 0



Approximate total area⁽¹⁾
513.48 ft²
47.7 m²

(1) Excluding balconies and terraces

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.