



Hedges Way

| Aylesbury | Buckinghamshire | HP20 1BF



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Williams Properties would like to welcome to the market this well presented two bedroom ground floor flat in Aylesbury, Buckinghamshire. This delightful flat is within walking distance to the town centre and consists of an open plan kitchen/living area, two double bedrooms, en suite and a separate bathroom. Outside there is a shared garden and allocated parking. This property offers ample space for comfortable living.

Offers in excess of £285,000

- Two Bedroom Ground Floor Flat
- Central Location
- En Suite To Master Bedroom
- Shared Garden
- Allocated Parking
- Fantastic Order Throughout
- Close To Amenities
- Viewing Highly Advised

Aylesbury Town

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

Lease Details

The vendor has advised of the following:

Length of Lease - TBC
Lease Remaining - 117 years
Ground rent - £250
Service Charge - £120

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



Located in the heart of Aylesbury, residents will enjoy easy access to local amenities, shops, and restaurants. The town's rich history and vibrant community make it a wonderful place to call home.



Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the living area, bathroom and both bedrooms.

Open Plan Kitchen / Living Area

Open plan living area consists of French doors leading out to the shared garden, wood effect flooring, light pendants to ceiling, radiator and windows to the side aspect. Space for a sofa set, dining table and chairs and other furniture. Kitchen consists of a range of base and wall mounted units with worktops, inset sink bowl unit with mixer tap, inset gas hob, oven, extractor and splashback, integrated fridge/freezer, washing machine and dishwasher.

Bedroom & En Suite

Bedroom consists of a window, carpet laid to floor, built in wardrobes, light pendant to ceiling, radiator and space for a double bed and other furniture. En suite is fully tiled and comprises a low level wc, hand wash basin, enclosed shower cubicle, inset wall mirror, heated towel rail and frosted window.

Bedroom

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

Bathroom

Bathroom is fully tiled and comprises a panelled bathtub with shower attachment, low level wc, hand wash basin, inset wall mirror and a heated towel rail.

Shared Garden

Paved patio area with space for table and chairs, leading to an expanse of lawn laid.

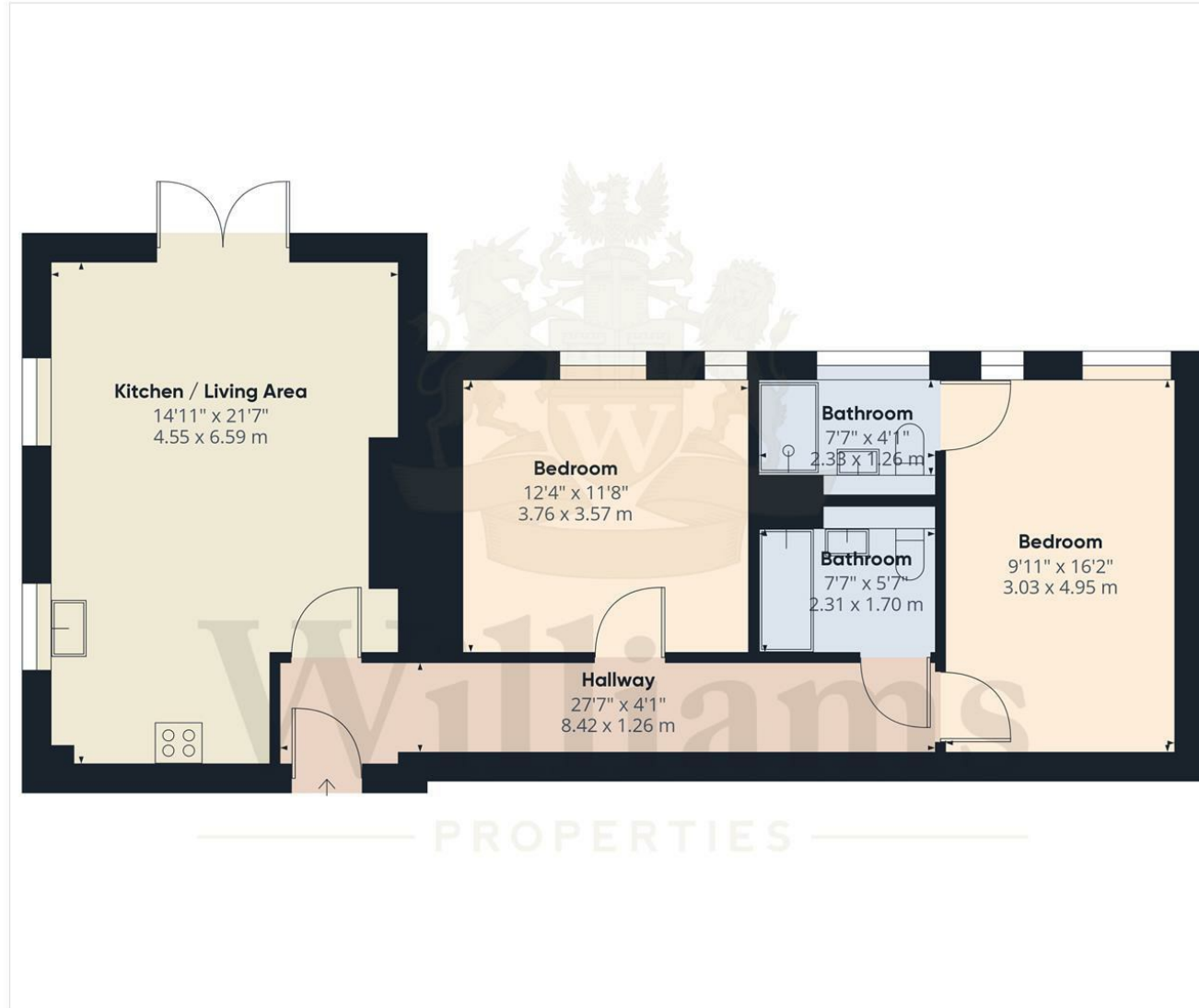
Parking

Allocated parking.

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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
816.1 ft²
75.82 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.