



Chappell Close

| Aylesbury | Buckinghamshire | HP19 9QB



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this two bedroom ground floor maisonette, in the centre of Aylesbury. The property consists of an open plan living area, two bedrooms and a bathroom. Outside there is a shared garden and an allocated parking space for one vehicle. Viewing is highly recommended on this excellent property.

Price guide £199,500

- CHAIN FREE
- Open Plan Living Area
- Town Centre Location
- Walking Distance to Train Station
- Ground Floor Maisonette
- Back Door Leading To Shared Rear Garden
- Close to Local Amenities
- Allocated Parking

Town Centre

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

Lease Length: 99 Years

Lease Remaining: 91 Years

Service Charge: £1516.90 PA

Ground Rent: £325.00 PA

Services

Mains water and electricity, with electric panel heating.



The property is within walking distance to all amenities, shops and leisure facilities. The mainline train station is a short walk away, with regular services directly into London Marylebone.



Entrance Hall

Enter via the front door into the entrance hall with doors to the open plan living area, both bedrooms, bathroom, storage cupboards and leading out to the shared garden.

Open Plan Living / Kitchen

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset oven, electric hob and overhead extractor fan, Stainless steel sink unit with draining board and mixer tap, integrated dishwasher and space for a fridge/freezer. Lounge area consists of carpet laid to the floor, window to the front aspect, radiator and space for a sofa suite, dining set and other furniture.

Bedroom

Bedroom consists of carpet laid to the floor, window to the front aspect, radiator and space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of carpet laid to the floor, window to the rear aspect, radiator and space for a bed and other bedroom furniture.

Bathroom

Bathroom comprises a panelled bathtub with shower and screen, pedestal hand wash basin and low level WC. Tiling to splash sensitive areas, heated towel rail and window.

Shared Garden

Enclosed shared garden with a small patio area and grass laid to the remainder. There is a wooden gate for side access.

Parking

There is an allocated parking space directly to the front of the property for one vehicle.

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

