



Williams
For Sale
01296 45000
williams.co.uk

Cromwell Avenue
| Aylesbury | Buckinghamshire | HP19 9PL



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Williams Properties are delighted to bring to the market this superb one bedroom ground floor maisonette in Aylesbury, Buckinghamshire. The property benefits from a private garden, off road parking, kitchen, living room, bedroom and bathroom. Viewing comes highly recommended.

Offers in excess of £195,000

- Ground Floor Maisonette
- Off Road Parking
- Private Rear Garden
- One Bedroom
- Walking Distance To Town
- Open Plan Living / Kitchen

Location

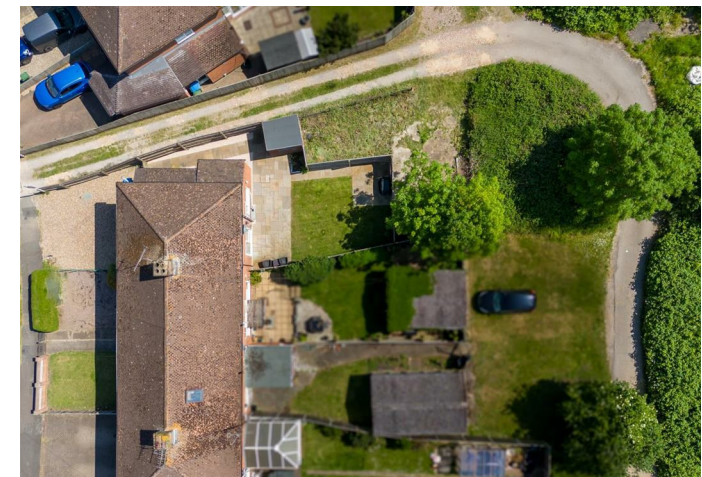
A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band B

Local Authority

Buckinghamshire Council



The property is located just off Weedon Road, a main thoroughfare in the town which allows easy access to the A41 towards Bicester. There is a bus route which provides regular services in to Aylesbury and the surrounding towns and villages.



Lease Details

The vendor has advised of the following:
 Length of Lease - 161 years
 Lease Remaining - 124 years
 Ground rent - £75 per annum
 Service Charge - N/A

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

Entry

Enter through the front door into the hall with doors to the bathroom and kitchen.

Bathroom

Bathroom is fully tiled and comprises a wc, hand wash basin, bathtub with shower and wall mounted radiator.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset one and half sink unit with mixer tap, inset electric hob, oven and extractor, integrated dishwasher, space for washing machine and fridge/freezer. Open plan to living room.

Living Room

Living room consists of sliding doors to the garden, feature fireplace, carpet laid to floor, light fitting to ceiling, radiator and space for a sofa set and a range of other furniture, Door to bedroom.

Bedroom

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

Private Garden

Enclosed private garden with a paved patio and pathway leading to an additional patio area, grass laid to the remainder, gated access to the front. Brick built shed.

Parking

Gravelled frontage with space for a number of vehicles.

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				(02 plus) A			
(81-91) B				(11-41) B			
(69-80) C				(09-30) C			
(55-68) D				(05-08) D			
(39-54) E				(04-04) E			
(21-38) F				(13-20) 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	

