



Williams  
For Sale

Hampden Gardens

Southcourt | Aylesbury | Buckinghamshire | HP21 8NR



**Williams**  
PROPERTIES

# Hampden Gardens

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Williams Properties are delighted to offer to the market this superb two bedroom first floor maisonette in Aylesbury. The property is located on the Southside of Aylesbury, close to schools, amenities & Stoke Mandeville Hospital. Accommodation includes two double bedrooms, bathroom, kitchen and living room. Outside there is a private garden.

## Offers in excess of £205,000

- Southside Of Aylesbury
- Two Double Bedrooms
- First Floor Maisonette
- Close To Hospital
- Walking Distance To Station
- Private Garden

### Southcourt

An established area with some parts dating back to the 1930's. The area offers local shopping facilities throughout the estate and a number of takeaway restaurants, schools and regular bus services reaching in and around the town. The new pedestrian bridge by the Aylesbury Railway Station links the heart of the town centre and Southcourt making the town centre and all amenities very accessible by foot of cycle. Infant and Junior School - Ashmead & Secondary School - Mandeville and Aylesbury Grammar Schools.

### Council Tax

Band B

### Local Authority

Buckinghamshire Council

### Services

All main services available



Large playing fields are a short walk away and further facilities are found in Aylesbury town centre which can be accessed on foot or by bus.



### Lease Details

The vendor has advised of the following:

Length of Lease - 125 years

Lease Remaining - 87 years

Ground rent - £10 per year

Service Charge - £28 Per month

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

### Entry

Enter through the front door into the entry with space for coats and shoes, and stairs rising to the first floor.

### First Floor

Doors to both bedrooms, bathroom, kitchen, storage cupboard and living room. Loft access.

### Bedroom

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

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### Bathroom

Bathroom is fully tiled and comprises a pedestal hand wash basin, wc, panelled bathtub with shower and screen, heated towel rail and a frosted window.

### Living Room

Living room consists of a window, feature fireplace, wood effect flooring, light fitting to ceiling, radiator and space for a sofa set and other furniture.

### Kitchen

Kitchen comprises a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset gas hob, extractor and oven, space for fridge/freezer, washing machine and tumble dryer. Spotlights to ceiling, under cabinet lighting and storage cupboard.

### Garden

Enclosed garden with a paved patio leading to an area of lawn laid.

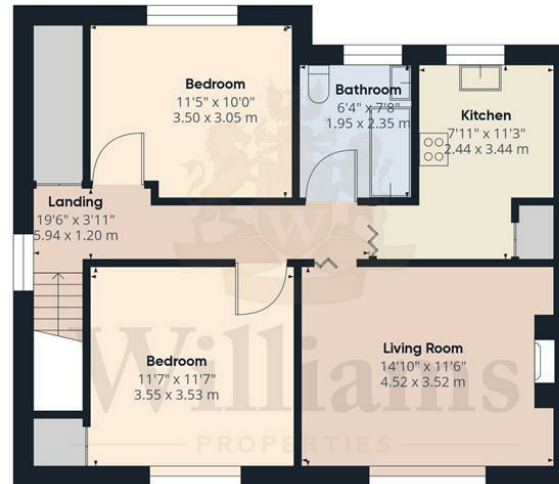
### Buyer Notes

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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(39-48) D			
(39-54) E				(29-38) E			
(21-38) F				(13-28) F			
(1-20) G				(1-12) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
751.2 ft<sup>2</sup>  
69.79 m<sup>2</sup>

(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.

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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.