



Williams
For Sale
01296 435600

Hillary Close

Stoke Grange | Aylesbury | Buckinghamshire | HP21 9TL



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this excellent two bedroom ground floor maisonette in Stoke Grange, Aylesbury. The property is in good order throughout and consists of a lounge, kitchen, bathroom and two double bedrooms. Outside there is a private garden, garage in a block and on street parking is available. Viewing comes highly recommended.

£265,000

- Southside Of Aylesbury
- Private Garden
- Garage In A Block
- Two Double Bedrooms
- Popular Location
- Ground Floor Maisonette

Stoke Grange

Stoke Grange is a sought after South Side development with a parade of shops a school and pedestrian access to the Guttman Sports centre. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in either Stoke Mandeville or Aylesbury they have a journey time of approx. 50 & 55 minutes respectively. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

Council Tax

Band B

Local Authority

Buckinghamshire Council

Services

All main services available



Williams

The property is located a short walk away from a parade of shops, as well as the sought after William Harding Combined School, Stoke Mandeville Stadium and Stoke Mandeville Hospital.



Lease Details

The vendor has advised of the following:

Length of Lease - TBC

Lease Remaining - 137 years

Ground Rent & Service Charge - £200 approx per year

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 a further door into the lounge.

Lounge

Lounge consists of a window to the front aspect, wood effect flooring, light pendants to ceiling, feature fireplace, radiator and space for a sofa set and other furniture. Door to the kitchen.

Kitchen

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset sink unit with mixer tap, inset electric hob and extractor fan, integrated oven and grill, space for washing machine and fridge/freezer. Door to the garden.

Inner Hall

Doors to both bedrooms, bathroom and storage cupboards.

Bedroom

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed.



Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobe, wood effect flooring, radiator, light fitting to ceiling and space for a double bed.



Bathroom

Bathroom comprises a wc, a pedestal hand wash basin, bathtub with shower and screen,



Garden

Private garden with a paved patio, steps leading up to an area of lawn laid with small trees and shrubs, garden shed and gated access to the front.



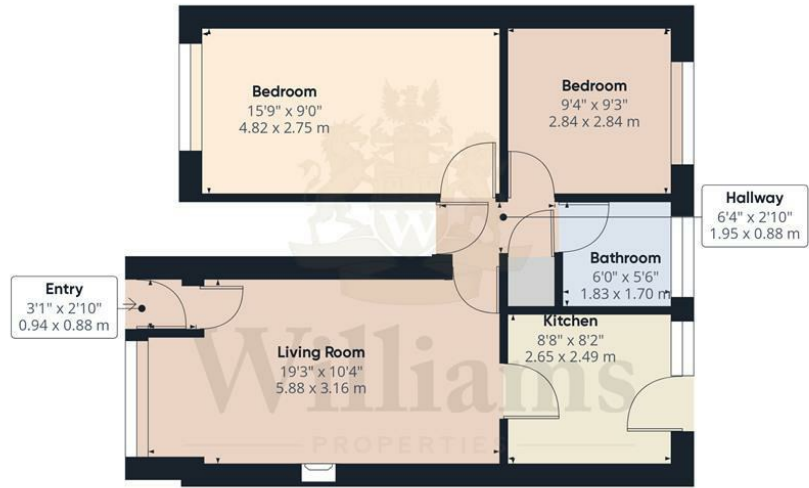
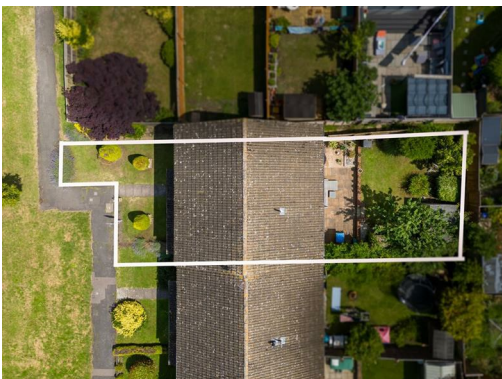
Garage & Parking

Garage in a block nearby with up and over door. On street 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				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(50-60) C			
(55-68) D				(39-49) D			
(39-54) E				(29-38) E			
(21-38) F				(11-28) F			
(1-20) G				(1-10) 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			



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
723.47 ft²
67.21 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.