



Albert Street

| Aylesbury | Bucks | HP20 1LX



Williams
PROPERTIES

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Welcome to this charming property located on Albert Street in the heart of Aylesbury! This delightful first-floor flat offers a perfect blend of modern convenience and period charm. One of the standout features of this property is its prime location. Situated close to the town centre, you'll have easy access to a variety of shops, eateries, and leisure facilities. Additionally, the property is conveniently located near rail links to London Marylebone, making it perfect for commuters.

Offers in excess of £175,000

- Rail Links To London
- Close To The Town Centre
- Shops, Eateries and Leisure
- One Bedroom
- First Floor Flat
- Open Plan Living
- Fitted Kitchen
- No Upper Chain

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.

Local Authority

Buckinghamshire Council

Council Tax

Band A

Services

All main services available

Leasehold

Share of Freehold

Length of lease: 999 years

Ground rent: N/A

Service charges: N/A



Located within easy reach of shops, eateries and leisure facilities. One bedroom first floor flat with open plan living.



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.

Entrance

Door to the entrance hall with radiator, stairs rising to the first floor accommodation.

Landing

Doors to all first floor rooms, loft hatch and smoke alarm

Living Area

Open plan to the kitchen, sash window to the front, feature fireplace and recessed ceiling downlighters.

Kitchen Area

Open plan to the living area, fitted in a range of base and wall mounted units, roll top work surfaces, inset sink and drainer with mixer tap, built in oven, hob and extractor. Space for washing machine, tiling to splash sensitive areas, sash window to the front, recessed ceiling downlighters and radiator.

Bedroom

Space for bedroom furniture, radiator and sash window to the rear aspect.

Bathroom

Three piece suite comprising of a WC, wash basin, panelled bath with glazed shower screen, mixer tap and shower attachment. Tiling to splash sensitive areas, sash window to the rear, radiator and room extractor.

Parking

On road parking located to the front.

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			
(92-100) 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			

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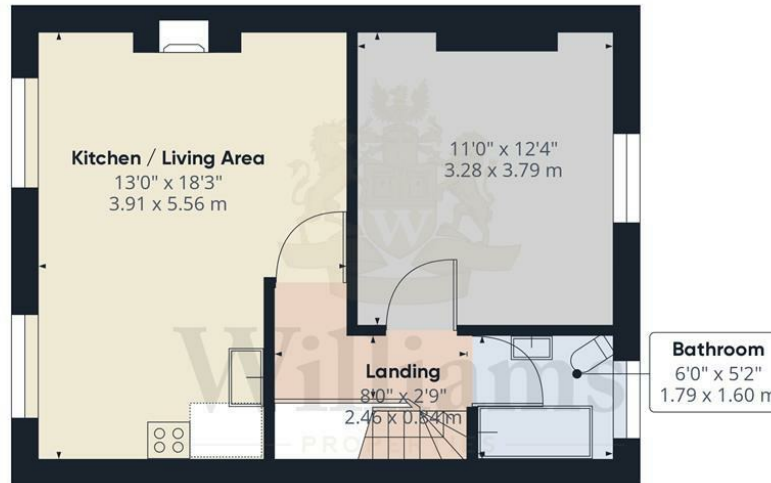




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Floor 0

Approximate total area⁽¹⁾
453.27 ft²
42.11 m²



Floor 1

(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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