

Albert Street

| Aylesbury | Bucks | HP20 1LX

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 £170,000

- Rail Links To London
- Shops, Eateries and Leisure
- First Floor Flat
- Fitted Kitchen

- Close To The Town Centre
- One Bedroom
- Open Plan Living
- 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

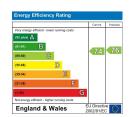
Space for bedroom furniture, radiator and sash window to the rear aspect.

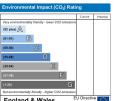
Bathroom

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.









aylesbury@williams.properties www.williams.properties

Tel:

01296 435600

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.