



89 Chappell Close

| Aylesbury | | HP19 9QA



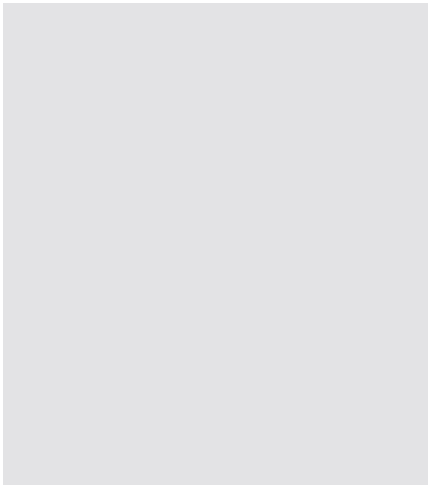
# 89 Chappell Close

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NEW INSTRUCTION!! Williams Properties are pleased to welcome to the market this three bedroom semi-detached property walking distance of the town centre of Aylesbury. The property is in excellent condition throughout and benefits from an entrance hall, living room, kitchen/diner, downstairs cloakroom, three bedrooms, en-suite and family bathroom, enclosed rear garden and car port for two vehicles. Mainline station within walking distance to Marylebone. Permit parking available. Available 1st October 2024. Viewing highly recommended!!

Per month £1,750 Per month





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		84	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-00) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

989.95 ft<sup>2</sup>

91.97 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.

GIRAFFE360



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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.