



3 Ridgeway Court

| Aylesbury | Bucks | HP20 1ED



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****NO CHAIN**** Williams Properties are delighted to welcome to the market this two bedroom apartment, in the centre of Aylesbury. This spacious apartment consists of a living room, kitchen/diner, two double bedrooms and family bathroom. Outside there is a shared garden area, an allocated parking space and a garage with power and lighting. Viewing is highly recommended on this fantastic property, ideal for a first time buyer or buy to let investor.

Offers in excess of £230,000

- NO CHAIN
- Kitchen/Diner
- Town Centre Location
- Long Lease
- Two Double Bedrooms
- Garage With Power And Light
- Shared Garden
- Viewing Highly Recommended

Town Centre

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.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the kitchen/diner, living room, bathroom, bedroom and a storage cupboard.



The property is within walking distance to all amenities, shops and leisure facilities. The mainline train station is a short walk away, with regular services directly into London Marylebone.



Kitchen/Diner

The kitchen/Diner consists a range of wall and base mounted units, Inset oven, and hob and overhead extractor fan. Inset sink, draining board and mixer tap. There is space for a washing machine, slimline dishwasher and fridge/freezer. Space for a dining set and a window to the rear aspect.

Living Room

The Living room consists of carpet laid to the floor, light fitting to the ceiling, window to the rear aspect and fitted media shelving wall unit. There is space for a three piece suite and other living room furniture.

Bedroom

Bedroom consists of carpet laid to the floor, built in wardrobes and a window to the side aspect. There is ample space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of carpet laid to the floor, free standing wardrobe can be let in the property and a window to the rear aspect. There is ample space for a double bed and other bedroom furniture.

Bathroom

The bathroom consists of tiles laid to the floor, tiles to splash sensitive areas and a window to the rear aspect. There is a panelled bathtub with overhead shower, hand wash vanity unit with storage and low level WC.

Shared Garden

There is a shared garden is to the rear of the development featuring large lawn areas, pathways, mature plants and shrubs around the edging.

Garage And Parking

Single garage with an up and over door situated in a block to the rear of the development and features power and lighting. Allocated Parking Space.

Lease Details

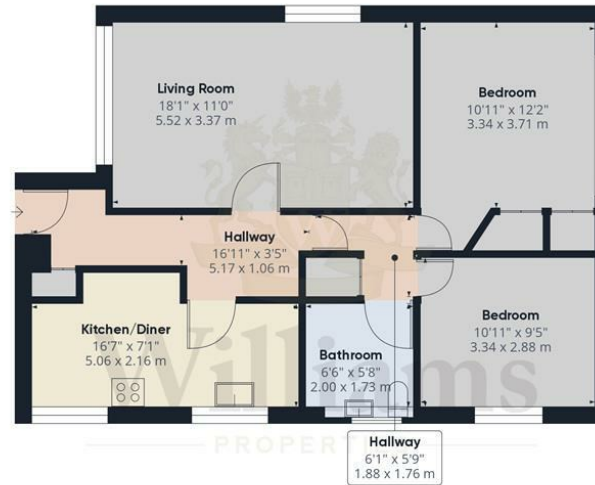
Years remaining on the lease - 978
 Service Charge - £1,824.66
 Ground Rent - TBC

Buyers 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	Proposed	Environmental Impact (CO ₂) Rating		Current	Proposed
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1)			
(69-80) C				(B2-B2)			
(55-68) D				(B3-B3)			
(39-54) E				(B4-B4)			
(21-38) F				(B5-B5)			
(1-20) G				(B6-B6)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
896.31 ft²
83.27 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.

Calculations are based on RICS IPMS 3C standard.

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.