



50 Cleveland Road

| Aylesbury | Bucks | HP20 2AZ



Williams  
PROPERTIES

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**\*\*NO CHAIN\*\*** Williams Properties are pleased to welcome to the market this one bedroom ground floor maisonette in Aylesbury, within close proximity to schools and shops and bus routes. The property consists of a living room, kitchen, bedroom and bathroom. Outside there is a shared garden for the four maisonettes. Viewing is highly recommended on this fantastic property, ideal for a first time buyer or buy to let investor.

## Offers in excess of £175,000

- NO CHAIN
- Ground Floor Maisonette
- Modernised Throughout
- Close To Town Centre
- One Bedroom
- Ideal Investment
- Shared Garden
- Viewing Highly Recommended

### Elmhurst

Elmhurst is a residential area on the West side of town with amenities including a shopping parade and the Dairy Maid Public House. There are good bus connections to the town centre and there is a primary and infant school. The town centre is close by and easily accessible.

### Local Authority

Buckinghamshire Council

### Services

All main services available.  
Gas to radiator central heating.

### Council Tax

Band A

### Entrance

Enter via the front door into the entrance hall. There are doors leading into the living room, bedroom, bathroom and storage cupboards.



The property is located a short walk away from the amenities, shops, schools and leisure facilities of Aylesbury Town Centre. Local amenities including a shop and Post Office are located a short walk away.



### Kitchen

Kitchen has been refitted and consists of a range of wall and base mounted units, with roll on worktops. Stainless steel sink, draining board and mixer tap. There is an integrated washing machine, with space for a fridge/freezer and inset oven and hob. Window to the side aspect.

### Living Room

Living room consists of carpet laid to the floor, window to the front aspect and an opening leading into the kitchen. There is space for a three piece suite and a range of other living room furniture.

### Bedroom

Bedroom consists of carpet laid to the floor and a window to the rear aspect. There is ample space for a super king bed and other bedroom furniture.

### Bathroom

Bathroom is refitted and consists of tiles laid to the floor and to splash sensitive areas. There is a panelled bathtub, with over head shower and screen, hand wash basin and low level WC. Window to the side aspect.

### Shared Garden And Shed

There is a shared gardens to the front and rear of the property for the remaining three maisonettes. A brick built storage shed can be found in the garden.

### Lease Details

Lease Length: 94 years approx.  
 Lease Term: 125 years from 11 July 1994.  
 Ground Rent: £250 pa  
 Service Charge: £97 pm

### 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	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	79
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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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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.