



5 Granville Place

| Aylesbury | Bucks | HP20 2JS



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market a one bedroom apartment set in an exclusive development in the heart of the town centre. The block offers easy access to all amenities, a lift to all floors and an allocated parking space. The property is offered in good condition has a fitted kitchen, a large double bedroom with built in double wardrobes, a bathroom and double glazed windows. Viewing highly recommended.

Offers in excess of £135,000

- Town Centre
- One Bedroom
- Built In Wardrobes
- Ideal First Time Buy Or Investment
- Communal Lift
- Allocated Parking
- Electric Heating
- Viewings 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.

Location

Aylesbury Train Station approx: 0.3 miles
Waterside Theatre approx: 0.4 miles
Sainsbury's approx: 300ft
Swimming Pool approx: 0.5 miles

Local Authority

Aylesbury Vale District Council

Council Tax

Band B



A one bedroom apartment set within a modern town centre development with a lift serving all floors. The property has allocated parking and would make an excellent buy to let or first time purchase.



Communal Area

The communal area offers access to the rear parking area in Granville Place and a further door to the front opening into Kingsbury Square. The doors are protected by security entry-phone systems, there is a communal stair case and a lift is also provided serving all floors.

Entrance Hall

Enter through the front door into the hallway of which features carpet laid to the floor, light fitting to the ceiling and doors to a storage cupboard, the bathroom, bedroom and open plan kitchen living area.

Open Plan Kitchen/living area

Open plan living area consists of carpet laid to the floor, light pendants to ceiling, a wall mounted electric heater and windows to the front aspect. Space for a large sofa set, dining table and chairs and other living room furniture. Kitchen consists of a range of base and wall mounted units with worktops, inset sink bowl unit with mixer tap, inset electric hob and oven and space for a fridge/freezer and washing machine..

Bedroom

Bedroom one consists of a window to the front aspect, carpet laid to floor, single light fitting to ceiling and electric wall mounted heater. built in wardrobes and there is space for a double bed and other bedroom furniture.

Bathroom

Bathroom is fully tiled and comprises a enclosed shower cubicle, low level w/c, hand wash basin, inset wall mirror and a heated towel rail.

Parking

An allocated parking space can be found in the car park area to the rear of the development entering off Granville street.

Lease Details & Charges

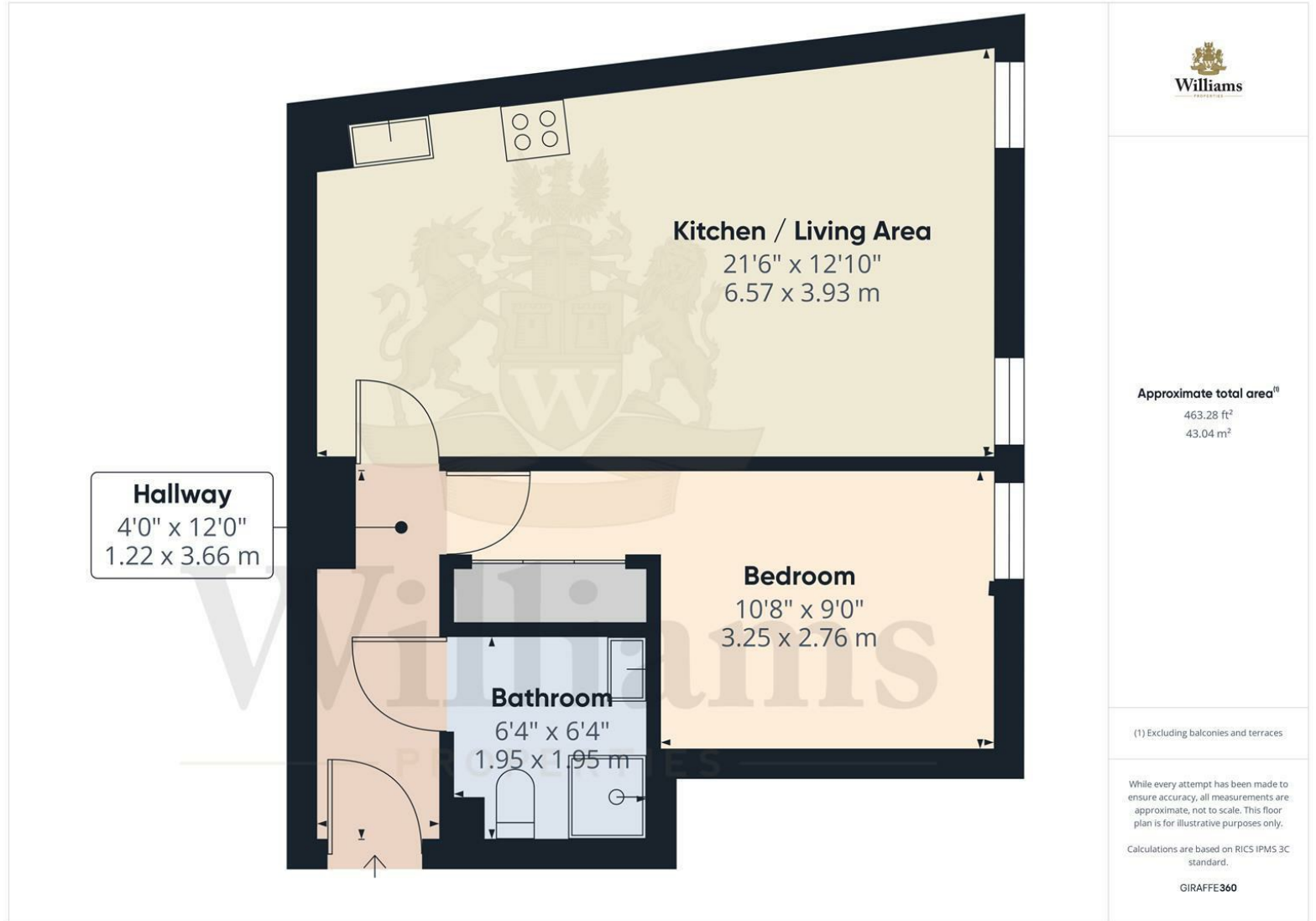
Service Charge £2,089.04 pa
 this includes buildings insurance and ground rent which amounts to £100.04.
 Length of Lease:
 Started: 1st January 2006
 Term remaining approx: 108 years.

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 plus) A		
(85-91)	B		
(69-84)	C		
(53-68)	D		
(37-52)	E		
(21-36)	F		
(5-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(85-91)	B		
(69-84)	C		
(53-68)	D		
(37-52)	E		
(21-36)	F		
(5-20)	G		
Not environmentally friendly - higher CO ₂ 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.