



36 Lay Road

| Aylesbury | Bucks | HP19 9JN



**Williams**  
PROPERTIES

**Williams**  
PROPERTIES

# 36 Lay Road

| Aylesbury | Bucks | HP19 9JN

Williams Estate Agents welcome to the market this one bedroom ground floor flat can be found situated on the established Quarrendon development. Benefits include its own enclosed rear garden, allocated parking and no onward chain. Please contact us to arrange a viewing of the property at your earliest convenience.

## Asking price £179,000

- Ground Floor Flat
- \*\*No Onward Chain\*\*
- New 99 Year Lease
- Enclosed Rear Garden
- One Bedroom
- Kitchen
- Gas to Radiator Central Heating
- Allocated Parking

### Quarrendon

Quarrendon can be found located on the North side of the town centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, Doctors surgery and a large sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools

### Local Authority

Buckinghamshire Council

### Council Tax

Band A

### Services

All main services available

### Double Glazed Door to:-



The property is located on a popular residential road and as such is within walking distance to a range of shops and amenities. Further retail and leisure facilities can be found in Aylesbury Town Centre which is easily accessible on foot or by bus.



**KITCHEN**

Single drainer sink unit. Rolled edge worktop. Tiled splashback. Cupboards under. Further range of wall mounted cupboards providing storage. Space and plumbing for washing machine. Space for cooker. Space for fridge-freezer. Wall mounted Worcester boiler. Double glazed window to rear aspect.

**LOUNGE**

TV point. Phone point. Radiator. Double glazed sliding patio doors to rear garden.

**INNER HALLWAY**

Radiator. Understairs storage cupboard housing fusebox and electric meter. Shelving. Second storage cupboard. Laminate flooring. Doors to:

**BEDROOM**

Radiator. Mirror fronted double wardrobe. Double glazed window to front aspect.

**BATHROOM**

Low level WC. Vanity unit. Part-tiled walls. P-shaped bath with shower screen. Heated towel rail. Frosted double glazed window to side aspect.

**GARDEN**

Lean-to with decking under. Enclosed by panelled fence. Gated side access. Mainly laid to lawn. Shrub borders. Greenhouse. Outside tap.

**Parking**

Allocated parking to the rear of the property, accessed via a shared drive.

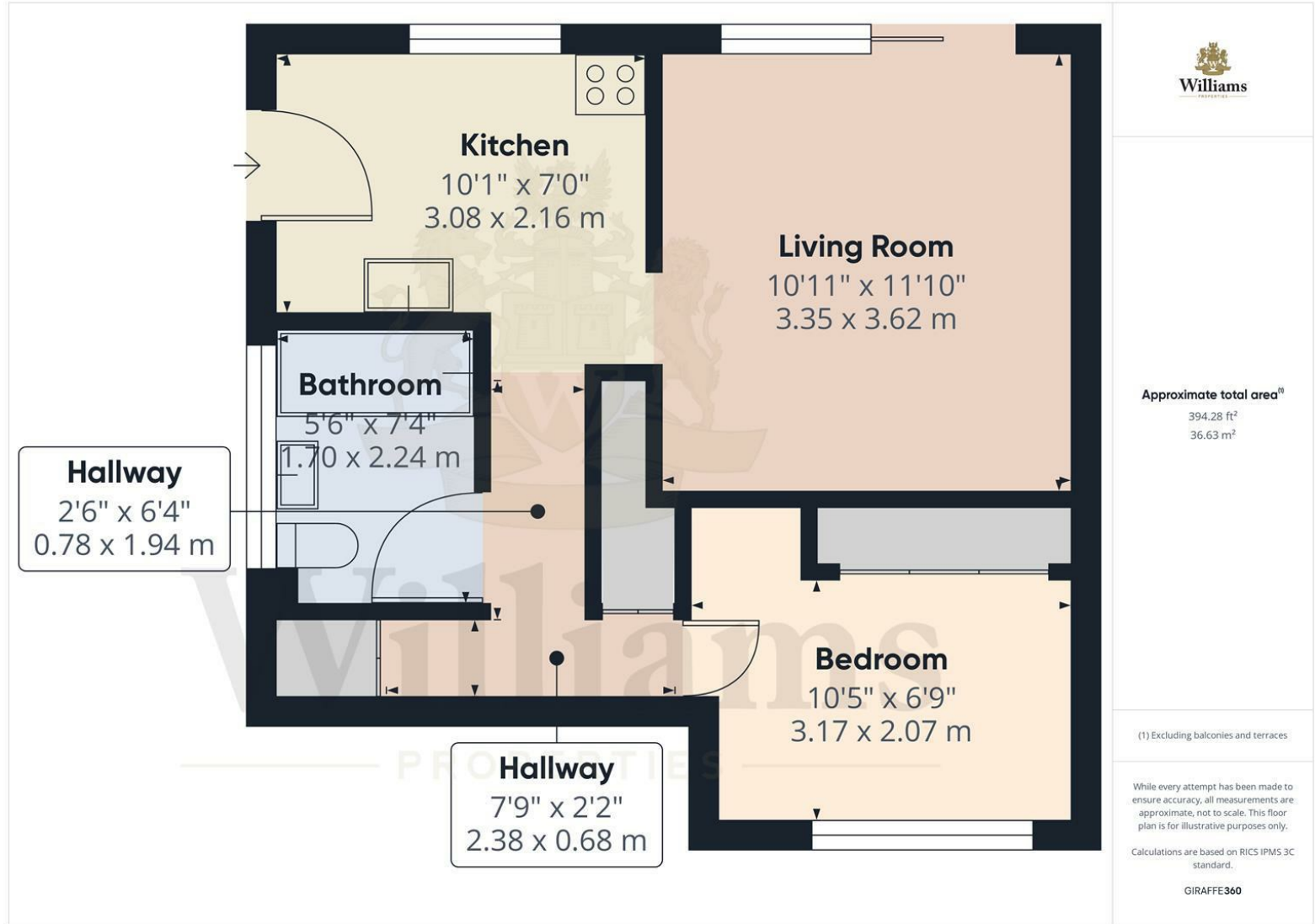
**Leasehold Details**

. Lease Term- 99 years from sale  
The vendor will be offering the property for sale with a new 99 year lease to the buyer.

**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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(50-60) C			
(55-68) D				(39-49) D			
(39-54) E				(29-38) E			
(21-38) F				(11-28) F			
(1-20) G				(1-10) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: 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.