



41 Plested Court

Stoke Mandeville | Aylesbury | Buckinghamshire | HP22
5UB



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Williams Properties are pleased to offer this two bedroom ground floor flat set in the popular village of Stoke Mandeville and having nearby rail links to London Marylebone. The property offers an entrance hall, lounge/diner, kitchen, two bedrooms and bathroom and outside is communal gardens and an allocated parking space . In need of re decoration. Viewing is highly recommended.

Offers in excess of £180,000

- Leasehold - Ground Floor Flat
- Two Bedrooms
- Seperate Kitchen
- Lounge / Diner
- Communal Gardens
- Allocated Parking
- In Need Of Modernisation
- Extended Lease From 2022
- Walking Distance to Stoke Mandeville Station

Stoke Mandeville

The property can be found located within easy reach of all amenities in the village including, shops, restaurants and the community centre. For those wishing to commute to the London, a main line station to Marylebone can be found in Stoke Mandeville and has a journey time of approx. 50 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

Council Tax

Band B

Local Authority

Buckinghamshire Council

Services

All main services available



The property is ideally located close to the Stoke Mandeville train station, which provides mainline services directly into London, Marylebone in under one hour. The M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.



Entrance Hall

Enter through the front door into the entrance hall consisting of doors to lounge, kitchen, bathroom and both bedrooms.

Kitchen

The kitchen is separate to the lounge and consists of a range of wall and base mounted units with roll top work surfaces, inset stainless steel sink bowl unit with window over, inset electric hob, oven and extractor fan, tiling to splash sensitive areas, space for a fridge/Freezer and space and plumbing for a washing machine.

Lounge

The Lounge consists of carpet laid to floor, light fittings to ceiling and wall mounted heater. patio doors leading into communal space. Space for a sofa suite and other living room furniture.

Bedroom

Bedroom two consists of a window, carpet laid to floor, light fitting to ceiling and wall mounted electric heater. Space for a small double bed and other bedroom furniture.

Bedroom

Bedroom one consists of a window, carpet laid to floor, light fitting to ceiling and wall mounted storage heater. Space for a double bed and other bedroom furniture.

Bathroom

Bathroom is part tiled and comprises a frosted window, low level wc, pedestal hand wash basin and a panelled bathtub with overhead shower and screen.

Gardens

Communal Gardens through out the development.

Parking

communal car park with allocated parking for one car.

Lease Details

The vendor has advised of the following:
Length of Lease - 125 years from 29th June 2022
123 years remaining
Ground rent - £346 per annum
Service Charge - £1,831.10pa paid every 6 months

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92-100) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(40-54) E			(55-68) D		
(21-39) F			(40-54) E		
(1-20) G			(21-39) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

