

41 Plested Court

Stoke Mandeville | Aylesbury | Buckinghamshire | HP22 5UB

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

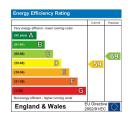
communal car park with allocated parking for one car.

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

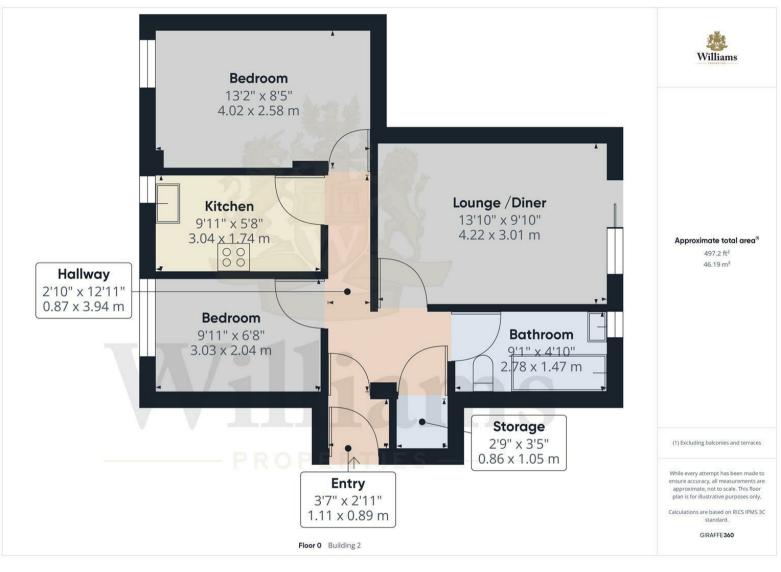
Buyers Notes

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.











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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.