



55 Kerr Place

Town Centre | Aylesbury | Buckinghamshire | HP21 7BB



Williams
PROPERTIES

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Williams Properties are pleased to welcome to the market this attractive chain free two bedroom apartment within walking distance to all of Aylesbury's amenities and leisure facilities. The property is in immaculate order throughout and comprises of an open plan living area/kitchen, two bedrooms, an en suite and bathroom. Outside, there is one allocated parking space and communal areas. Only a short walk from Aylesbury town centre and mainline train station, viewing is advised on this ideal first purchase or buy to let investment.

Offers in excess of £229,500

- *Chain Free*
- En Suite
- Close To Leisure Facilities
- Allocated Parking
- Two Double Bedrooms
- Town Centre Location
- Open Plan Living Area
- Modern Fitted Kitchen

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.

Local Authority

Aylesbury Vale

Council Tax

Band C

Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hall consisting of carpeted flooring, two pendant lights to the ceiling and doors to both bedrooms, bathroom, open plan living area, airing and storage cupboard.



The property is within walking distance to the town centre offering a range of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes.



Bedroom

Bedroom consists of carpet laid to floor, pendant light fitting to ceiling, a window to the rear aspect, a door to the en suite and a fitted inset wardrobe. Space for a double bed and other bedroom furniture.

En Suite

En suite is partially tiled to splash sensitive areas and comprises a low level wc, hand wash basin with a mixer tap and enclosed shower cubicle. Heated towel rail, spotlights to ceiling and an extractor fan.

Bedroom

Bedroom consists of carpet laid to floor, a light fitting to ceiling, a window to the rear aspect and space for a double bed and other bedroom furniture.

Bathroom

This Bathroom comprises a low level wc, hand wash basin with a mixer tap, panelled bathtub with shower attachment, heated towel rail, extractor fan, tiling to splash sensitive areas and spotlights to the ceiling.

Lounge/Kitchen/Diner

Kitchen consists of a range of wall and base mounted units with worktops, inset sink unit with mixer tap, inset electric hob, oven and overhead extractor fan and an integrated fridge/freezer. Spotlights to ceiling, tiled flooring and under cabinet lighting. The Lounge/Dining area is consisting of windows to the rear aspect, carpet laid to floor, light fittings to ceiling and space for a sofa set, dining table and other furniture.

Allocated Parking

One allocated parking space.

Communal Area

The rooftop communal area is comprised of wooden decking area and glass dome seating areas.

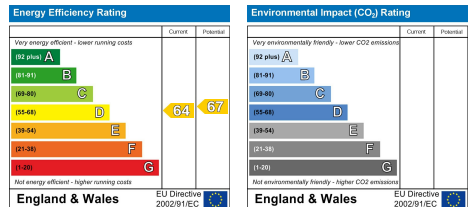
Lease Details

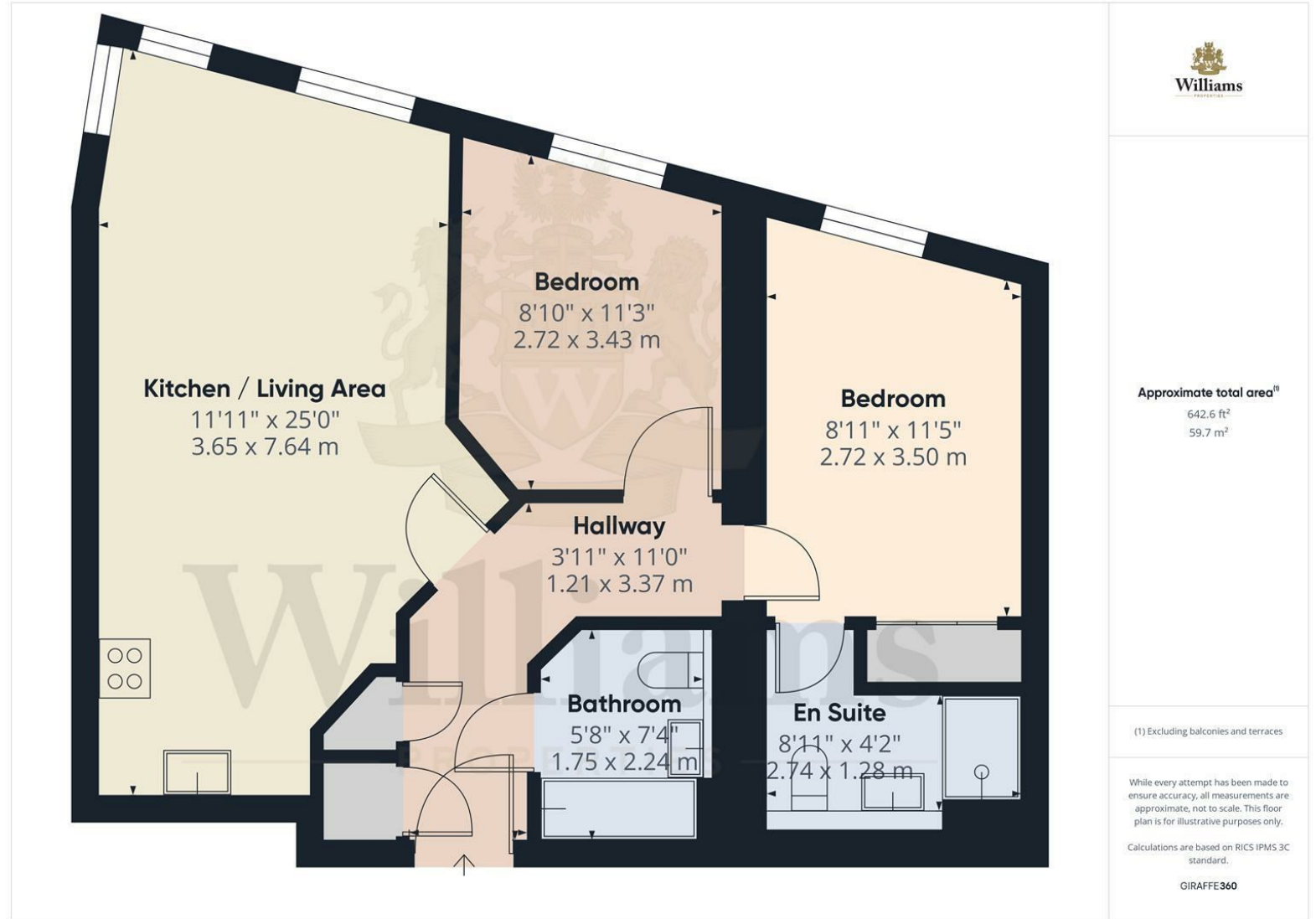
The vendor has advised of the following:
Length of Lease - 125 years
Lease Remaining - 105 years left
Ground rent - £200 per year
Service Charge - £1700 per year

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Buyer 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.