



65 Brooks Mews

| Aylesbury | Buckinghamshire | HP19 8FU





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Williams Properties are pleased to welcome to the market this modern two bedroom ground floor flat in close proximity to Aylesbury Town Centre. The property is in good order throughout and consists of a kitchen/living area, bathroom, two bedrooms. Outside there is a southerly facing private garden and a small private terrace to the front, allocated parking for one vehicle. Viewing is highly recommended on this fantastic property, ideal for a first time buyer or a buy to let investor.

## Offers in excess of £230,000

- \*NO CHAIN\*
- Two Bedroom Apartment
- Open Plan Living
- Walking Distance To The All Amenities
- Town Centre Location
- Front Private Terrace And Rear Garden
- Parking
- Walking Distance To Aylesbury Trian Station

### Aylesbury Town

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.

### Council Tax

Band C

### Local Authority

Buckinghamshire Council

### Lease Details

The vendor has advised of the following:

Length of Lease - 125

Lease Remaining - 115

Ground rent - £200

Service Charge - £1160

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





The property is within walking distance to all of the leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



### Services

All main services available

### Kitchen/Living Area

This spacious kitchen/living area is composed of wood effect flooring and a pendant light to the living/dining room area and tiled flooring and spotlights to the ceiling in the kitchen. fitted with a wall mounted radiator, and double French doors to the front patio garden area, a range of wall and base mounted units to the kitchen and an integrated oven, dishwasher, gas stove, extractor, fridge/freezer and chairs for the breakfast bar. Space for typical living and dining room furniture.

### Hallway

This hallway features spotlights to the ceiling, wood effect flooring and doors to an airing cupboard, storage cupboard, both bedrooms and the bathroom.

### Bathroom

This bathroom features wood effect flooring, a heated towel rail, a frosted window, bathtub with a mixer tap and an overhead shower, low level WC, spotlights to the ceiling and a sink with a mixer tap.

### Bedroom

This bedroom is comprised of a fitted wardrobe, a window to the rear aspect, carpeted flooring and a pendant light to the ceiling. Space for a bed and other bedroom furniture.

### Bedroom

This bedroom features carpeted flooring, a fitted wardrobe, a pendant light to the ceiling and double French doors to the enclosed rear garden. Plenty of space for a double bed and other bedroom furniture.

### Rear Garden

This enclosed rear garden is comprised of a majority patio area and artificial grass turf laid to the remainder.

### Front Garden

This garden to the front, features a patio area with space for seating and garden furniture.

### Parking

Allocated parking for one car and visitors available.

### 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92-100) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
EU Directive 2002/91/EC					
England & Wales			England & Wales		

