



51 Rowland Way

| Aylesbury | Buckinghamshire | HP19 7SN



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Williams are pleased to offer the rare opportunity to acquire a one bedroom maisonette, in the Hartwell area of Aylesbury. The property is located on the ground floor and comprises of an open plan lounge/diner with a fitted kitchen, one bedroom and a bathroom suite. Outside, there is an enclosed rear garden and allocated parking. Viewing is highly recommended on this ideal first purchase or buy to let investment.

Offers in excess of £215,000

- One Bedroom Maisonette
- Garden to Rear
- Gas Central Heating
- Allocated Parking
- Ground Floor
- Fitted Kitchen
- Long Lease
- Ideal First Purchase

Hartwell

Hartwell is a development on the West side of the town centre. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester. Primary Schools Bearbrook & Secondary Schools Quarrendon & Aylesbury Grammar Schools

Local Authority

Buckinghamshire Council

Council Tax

Band B

Services

All main services available

Entrance

Entrance via composite front door into the entrance porch with storage space and a door opening into the lounge/diner.



The property is located on a quiet residential area of Aylesbury. There is a regular bus service linking the neighbourhood to Aylesbury Town centre and there is also a local convenience shop a short walk away.



Lounge/Diner

The open plan lounge/diner is a good size L shape room and comprises of a full height double glazed window to the front aspect, TV aerial point, door to an inner hallway leading to the bedroom, and a sliding door to the kitchen. The lounge is split into two defined areas with a living area offering ample space for sofas and TV unit and a further area with space for table and chairs.

Kitchen

A modern fitted kitchen comprising of a range of base and wall mounted units with roll top work top, inset sink unit with mixer tap, space for a cooker with an integrated extractor hood over. A further space is allocated for a washing machine and an upright fridge freezer. Part tiled walls, double glazed window and door to the rear garden.

Inner Hallway

The inner hallway leads from the lounge, has a door to an understairs cupboard, door to the bathroom and a third door to the bedroom.

Bedroom

A double size room with built in wardrobes with sliding mirrored doors, built in airing cupboard, double glazed window to the rear overlooking the garden.

Bathroom

Three piece suite with a panelled bath with mixer tap and shower attachment, WC and wash basin. Tiling to splash sensitive areas and heated towel rail.

Front Garden

Open plan front garden with an area of lawn, various bushes and pathway to front door.

Rear Garden

Landsaped with paving, gravel and raised flower beds set in railway sleepers. Shed, gated access to the rear and leading to the parking. The garden is fully enclosed with panel fencing and enjoys a sunny aspect.

Parking

There is allocated parking located to the rear of the property and accessible via a gate at the end of the garden.

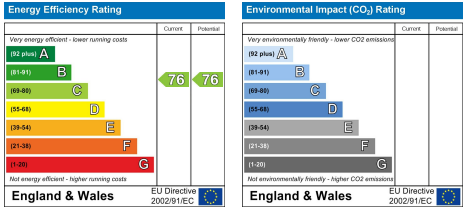
Lease Details

The vendor has advised of the following:
Approx 950 years left on lease
Peppercorn ground rent
No Service Charge

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.



Ground Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 41.6 sq. metres (448.1 sq. feet)