



19, Sinclair Gate Griffiths

Stone | Aylesbury | Bucks | HP17 8PE



Williams  
PROPERTIES



# 19, Sinclair Gate Griffiths

Stone | Aylesbury | Bucks | HP17 8PE

Williams Properties are pleased to welcome to the market this two bedroom ground floor flat, in the village of Stone, near Aylesbury. The property consists of a kitchen, bathroom, lounge/diner and two bedrooms. Outside there is an allocated parking space and an enclosed rear garden. Viewing is highly recommended on this fantastic village location property.

## Offers in excess of £220,000

- Two Bedrooms
- Village Location
- Allocated Parking
- Ground Floor Flat
- Walking Distance to Shops
- Enclosed Private Rear Garden

### Stone

The village offers a full range of amenities including a recreation ground, primary school, church, eateries and a Co-Operative village store with a Post Office. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in Aylesbury or Haddenham and has a journey time of approx. 55 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

### Lease Details

The vendor has advised of the following:

Length of Lease - 999 Years

Lease Remaining - 963 Years

Ground rent - £400 per annum

Service Charge - £400 per annum

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





The property is located in the village of Stone, situated approximately 2.6 miles from the centre of Aylesbury. The village offers residents amenities including primary schooling, a public house and a convenience store. There are excellent road links with the A418 passing through directly into Oxford.



### Services

All main services available

### Entrance Hallway

This L-shaped hallway is comprised of carpeted flooring, a pendant light to the ceiling and doors to an airing cupboard, lounge/diner, both bedrooms and the bathroom.

### Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, window to the side aspect and ample of space for a bed and other bedroom furniture.

### Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, window to the side aspect and ample space for a double bed and other bedroom furniture.

### Bathroom

This bathroom is comprised of tiled flooring, spotlights to the ceiling, a low level WC, hand wash basin with a mixer tap, a panelled bathtub with an overhead shower and a mixer tap.

### Lounge/Diner

This well sized lounge/diner consists of carpeted flooring, two single light pendants to ceiling and wall mounted radiator. a door to the kitchen and French doors leading out to the garden. There is space for a sofa suite and other living/dining room furniture.

### Kitchen

This kitchen is comprised of wood effect flooring, a fitted light to the ceiling, window to the front aspect and a range of wall and base mounted units including an inset sink with a draining board and mixer tap as well as plumbing and space for an oven, washing machine, dishwasher and a fridge/freezer.

### Garden

This enclosed garden is comprised of a patio area with ample space for garden furniture and grass lawn to the remainder. A gate leads to the car park.

### Parking

There is allocated parking for one vehicle.

### 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

