

Cleveland Park | Aylesbury | Buckinghamshire | HP20 2BX

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TRUCK



Alm

13 Batchelor Close

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Williams Properties offer for sale, this ground floor one bedroom flat with no chain. The property is an ideal investment or first time buy. The property is in immaculate order throughout and accommodation includes an open plan kitchen / living area, one bedroom and a bathroom, outside is an allocated parking space. Viewing comes highly recommended.

Guide price £127,500

- One Bedroom Flat
- Immaculate Order Throughout
 Ideal Investment Property
- Cul De Sac Location
- Close To Amenieties
- Open Plan Kitchen/Living Area Ideal Investment Property
- Allocated Parking
- Viewings Highly Recomended

Cleveland Park

Cleveland Park is a modern development with easy access to neighbouring areas including Watermead and Bierton Village. The Development has a bus route to the town centre and surrounding area. There is good access to the A418 towards Milton Keynes and the A41 towards Tring and London. A doctor's surgery, pharmacy and Spar store can be found nearby on the Coppice.

Council Tax

Band A

Lease Details

The vendor has advised of the following: Length of Lease - 99 Years Lease Remaining - 83 Years Ground rent - £40 per annum Service Charge - £240 per annum

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







The property is located a short walk away from the amenities, shops and leisure facilities of Aylesbury Town Centre. Local amenities including a shop and Post Office are located a short walk away.











Local Authority

Buckinghamshire Council

Services

All main services available

Kitchen / Living Area

Enter through the front door into this kitchen / living area and is comprised of carpeted flooring to the majority of the flooring with wood effect flooring to the kitchen side, a range of wall and base mounted units including an inset basin with a mixer tap and draining board, oven, electric hob, extractor, tiling to splash sensitive areas, washing machine and fridge/freezer, two windows to the side aspect, a fitted light and studio spotlights to the ceiling, an electric wall mounted heater and space for living and/or dining room furniture.

Bedroom

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

Bathroom

This bathroom is comprised of wood effect flooring, a frosted window, a fitted light to the ceiling, tiling to splash sensitive areas, hand wash basin with a mixer tap, low level w/c and a panelled bathtub with a mixer tap and an overhead electric shower.

Parking

There is one allocated parking space to the side of the property.

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.