



13 Batchelor Close

Cleveland Park | Aylesbury | Buckinghamshire | HP20
2BX



Williams

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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 £122,500

- £500.00 Towards Legal Fees Incentive!
- Immaculate Order Throughout
- Cul De Sac Location
- Close To Amenities
- Open Plan Kitchen/Living Area
- Ideal Investment Property
- Allocated Parking
- Viewings Highly Recommended

Cleveland Park

Cleveland Park is a modern development with easy access to neighbouring areas including Watermead and Berton 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

** £500.00 Towards Legal Fees Incentive**

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

