



Flat 7 Buckingham Street

Town Centre | Aylesbury | Buckinghamshire | HP20 2LL



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Williams Properties are pleased to welcome to the market this one bedroom first floor converted flat, in the centre of Aylesbury. The property consists of a entrance hall, open plan living/dining/kitchen area, bedroom, bathroom and a storage cupboard. Viewing is highly recommended on this excellent property, ideal for a first time buyer or buy to let investor.

£160,000

- One Bedroom
- Town Centre Location
- Walking Distance to Train Station
- Modern Apartment
- Open Plan Living/Dining/Kitchen Area
- Viewing Highly Recommended

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 B

Lease Details

The vendor has advised of the following:

Length of Lease - 116 Years Remaining

Ground rent - £250 Approx.

Service Charge - £84 a month approx

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

Local Authority

Buckinghamshire Council



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.

Entrance

Enter via the front door into the entrance hall. There are doors leading to the open plan living area, bedroom, bathroom and storage cupboard.

Lounge/Dining Area

Lounge/dining area consists of wood effect flooring and a window to the rear aspect. There is space for a three piece suite, dining table and a range of other furniture.

Kitchen Area

Kitchen area consists a range of wall and base mounted units, with roll on worktops. Inset oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is an integrated dishwasher, washing machine and fridge/freezer. Window to the side aspect.

Bedroom

Bedroom consists of wooden flooring, window to the rear aspect and a door leading into the shower room. There is space for a double bed and other bedroom furniture.

Bathroom

This bathroom is comprising of tiled flooring, spotlights to the ceiling, a panelled bathtub with an overhead shower, hand wash basin with a mixer tap, low level w/c and a heated towel rail.

Buyers 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			Very environmentally friendly - lower CO ₂ 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		
			(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		

