



2 Irving Path

Town Centre | Aylesbury | Buckinghamshire | HP19 8FY



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this immaculately presented two bedroom apartment set on the ground floor. This newly decorated property features allocated parking, two good sized bedrooms, an en-suite, bathroom, open plan lounge/diner and integrated kitchen, set in a new development close to the town centre, within a short walk of rail links to London Marylebone.

Offers in excess of £200,000

- *No Chain*
- Two Bedrooms
- Immaculate Order Throughout
- Close To Town Centre
- Ground Floor Apartment
- Allocated Parking
- Newly Refurbished

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 C

Lease Details

The vendor has advised of the following:

Length of Lease - 99

Lease Remaining - 91

Ground rent - £325.00 PA

Service Charge - £2,039.06 PA

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

Local Authority

Buckinghamshire Council

Services

All main services available



The property is within walking distance to all amenities, shops and leisure facilities. The mainline train station is a short walk away, with regular services directly into London Marylebone.



Entrance Hallway

This entrance hallway is comprised of wood effect flooring, fitted lights to the ceiling, a wall mounted electric heater and doors to a bathroom, storage cupboards, both bedrooms and the open plan kitchen/living area.

Bathroom

This bathroom is comprised of wood effect flooring, spotlights to the ceiling, an electric heated towel rail, tiling to splash sensitive areas, a hand wash basin with a mixer tap, low level w/c and fitted bathtub with a mixer tap and showerhead.

Bedroom

The master bedroom is comprised of carpeted flooring, a window to the rear aspect, a wall mounted electric heater, pendant light to the ceiling, door to the en suite and space for a double bed and other bedroom furniture.

En Suite

This en suite shower room is comprised of spotlights to the ceiling, an electric heated towel rail, wood effect flooring, hand wash basin with a mixer tap, low level w/c and an enclosed shower unit with an overhead shower.

Bedroom

The second bedroom is comprised of carpeted flooring, a window to the rear aspect, a wall mounted electric heater, pendant light to the ceiling, and space for a bed and other bedroom furniture.

Lounge / Diner

This triple aspect lounge/diner features windows to the front, rear and side aspects, majority carpeted flooring and wood effect, fitted lights to the ceiling, two wall mounted electric heaters, open plan access to the kitchen and ample space for living and dining room furniture.

Kitchen

This kitchen is comprised of wood effect flooring, studio spotlights to the ceiling, a window to the front aspect, a range of wall and base mounted units including an integrated basin with a mixer tap and draining board, oven, electric hob, extractor, dishwasher and space for a fridge/freezer.

Parking

There is one allocated parking space nearby.

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.



