



15 Aiston Place

Cleveland Park | Aylesbury | Buckinghamshire | HP20
2BS



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NEW INSTRUCTION!! A one bedroom terraced property located on the Cleveland Park development of Aylesbury. The property consists entrance hall, open plan kitchen/lounge/diner, bedroom with built in wardrobes, bathroom, gas central heating, double glazing, rear garden, parking to the front for one vehicle.

£235,000

- Terraced House
- Freehold
- Cul De Sac Location
- Allocated Parking
- One Bedroom
- Open Plan Kitchen/Living Area
- Enclosed Rear Garden
- Viewings Highly Recommended

Cleveland Park

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

Local Authority

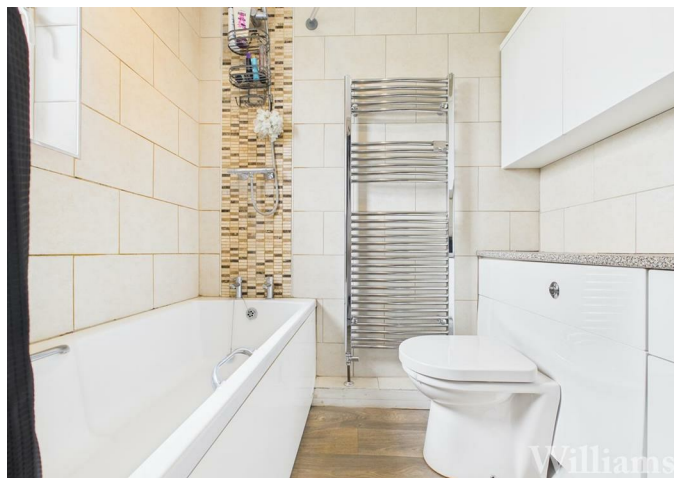
Buckinghamshire Council

Services

All main services available

Entrance Porch

Enter through the front door into this entrance porch is comprised of wood effect flooring, a spotlight to the ceiling and door to the lounge/dining area.



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.



Lounge / Diner

This open plan lounge/diner is comprising of carpeted flooring, two wall mounted vertical radiators, studio spotlights to the ceiling, a breakfast bar with space for barstools, carpeted stairs to the first floor and a window to the front aspect. Seamless open plan access to the kitchen.

Kitchen

This kitchen is comprised of wood effect flooring, tiling to splash sensitive areas, square edge worktops, studio spotlights to the ceiling, a window to the rear aspect, vertical wall mounted radiator, a door to an under stair storage cupboard and a door to the enclosed rear garden. A range of wall and base mounted units including an integrated oven, gas hob, extractor, basin with a mixer tap and draining board and space and plumbing for a fridge/freezer and washing machine.

Landing

This first floor landing features a pendant light to the ceiling, carpeted flooring, a window to the rear aspect, loft access and doors to the bedroom and bathroom.

Bathroom

This bathroom is comprised of tiled wood effect flooring, fully tiled walls, a heated towel rail, frosted window, a hand wash basin with a mixer tap and w/c integrated into a vanity unit, wall mounted units, studio spotlights to the ceiling and a bathtub with an overhead shower and hot and cold taps.

Bedroom

This bedroom is comprising of carpeted flooring, inset wardrobes, a wall mounted radiator, two windows to the front aspect, a pendant light to the ceiling, a door to a small storage cupboard and space for a king size bed and other bedroom furniture.

Garden

This enclosed rear garden is comprising of a patio area to the rear of the property with space for garden furniture, artificial turf to the remainder.

Parking

There is one allocated parking space to the front 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.

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 plus) A		88	(92 plus) A		88
(81-91) B			(81-91) B		
(69-80) C		69	(69-80) C		70
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Entry
4'4" x 4'2"
1.33 x 1.29 m

Kitchen / Living Area
18'10" x 12'0"
5.76 x 3.66 m

Floor 0

Bedroom
12'0" x 9'9"
3.68 x 2.97 m

Landing
6'4" x 6'0"
1.94 x 1.84 m

Bathroom
6'4" x 5'7"
1.95 x 1.70 m

Floor 1



Approximate total area⁽¹⁾
442.83 ft²
41.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.