



20 Pluto Way

| Aylesbury | Buckinghamshire | HP19 9BH



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Williams Properties are delighted to welcome to the market this one bedroom first floor flat in the sought after development of Buckingham Park, Aylesbury. The property itself consists of a kitchen, lounge/diner, bedroom and bathroom. Outside there is an allocated parking space for one vehicle. Viewing comes highly recommended on this fantastic property, ideal for a first time buyer or buy to let investor.

Offers in excess of £179,999

- One Bedroom Flat
- Open Plan Lounge/Diner
- Allocated Parking
- Desirable Location
- First Floor
- Immaculate Order Throughout
- Walking Distance to Shops
- Viewing Highly Recommended

Buckingham Park

Buckingham Park offers a range of local shopping facilities including takeaway, general store and beauty salon. The development boasts a combined school, community centre and excellent transport links which include a regular bus service and Aylesbury Parkway Train Station close by in Berryfields. The rail links offer access to London Marylebone in just under an hour. There are a number of walkways and local parks ideal for an active family.

Council Tax

Band B

Lease Details

The vendor has advised of the following:

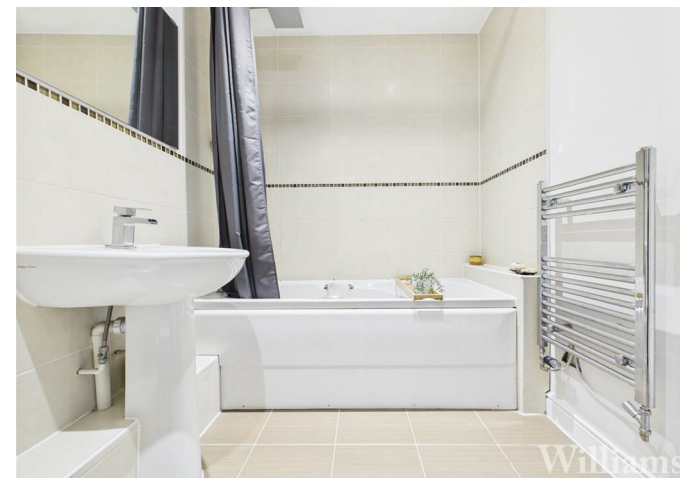
Length of Lease - 125 Years

Lease Remaining - 101 Years

Ground rent - £452 per year

Service Charge - £187 per month

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



The property is located close to all amenities including convenience store, food store, pharmacy, GP surgery and takeaways. Buckingham Park itself is located with easy access to a link road joining the development to the A41 and the Aylesbury Vale Parkway train station, with regular services directly into London Marylebone.



Local Authority
Buckinghamshire Council

Services
All main services available

Entrance
Enter through the front door into the entrance hall featuring fitted lights to the ceiling, wood effect flooring, a wall mounted radiators and doors leading to the lounge/diner, bedroom, bathroom and storage cupboards.

Bedroom
This bedroom is comprised of carpeted flooring, a window to the side aspect, pendant light to the ceiling, an integrated double wardrobe and space for a double bed and other bedroom furniture.

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

Lounge / Diner
This open plan lounge/diner is comprised of wood effect flooring, pendant lights to the ceiling, two wall mounted radiators, windows to the rear aspect, open plan access to the kitchen and ample space for living and dining room furniture.

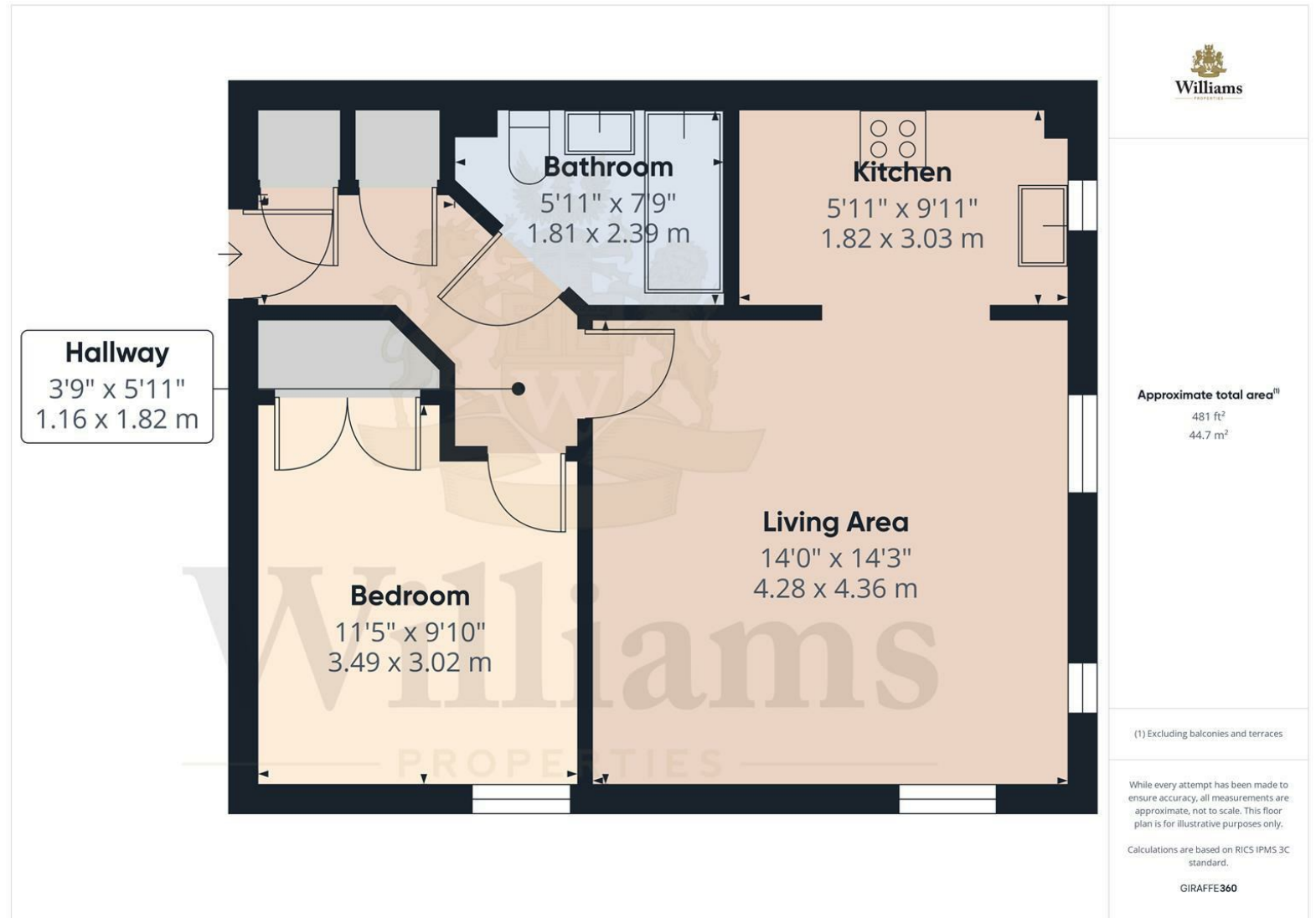
Kitchen
This kitchen features a window to the rear aspect, tiled flooring, spotlights to the ceiling, tiling to splash sensitive areas and a range of wall and base mounted units including an integrated oven, gas hob, extractor, basin with a mixer tap, fridge/freezer and space for other white goods.

Parking
There is an allocated parking to the rear of the property for one vehicle.

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

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



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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.