



The Auction Room

Temple Street | Aylesbury | Buckinghamshire | HP20
2RQ



Williams
PROPERTIES

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Williams Properties are pleased to bring to the market this fantastic Grade II listed character home set in a private gated courtyard in the heart of Aylesbury. The property is within walking distance to the shopping centre, leisure facilities, train station and eateries. Comprising of a lounge/diner, refitted kitchen, two bedrooms, refitted bathroom and resident permit parking is available. Viewing comes highly recommended on this great opportunity.

Offers in excess of £250,000

- Set In Aylesbury's Old Town
- Two Bedrooms
- Walking Distance To Shops
- Ideal For Commuting
- Grade II Listed Building
- Walking Distance To Station
- Private Gated Courtyard
- Viewing Highly Advised

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 D

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. There is permit parking available to residents nearby.



Lease Details

The vendor has advised of the following:
Share of Freehold
Length of Lease - 1000 years
Lease Remaining - 972 years
Service Charge - £2040 per annum

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

Lounge / Diner

Enter through the front door into the lounge consisting of wood effect flooring, floor to ceiling window with sky light letting in plenty of natural light, wall lights, storage cupboard, wall mounted radiator and carpeted stairs rising to the first floor. Open plan to the kitchen. Space for a sofa set, dining table and chairs and a range of other furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset stainless steel sink bowl unit with mixer tap, inset four ring gas hob, oven, overhead extractor fan and splashback. Integrated washing machine and space for an upright fridge/freezer. Spotlights to ceiling and under cabinet lighting.

First Floor

Carpeted first floor landing with doors to both bedrooms and bathroom. Sky light window and light pendant to ceiling.

Bedroom

Bedroom consists of built in wardrobes, sky light window, wall mounted radiator, spot lighting to ceiling and carpet laid to floor. Space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of carpet laid to floor, built in wardrobe, sky light window, wall mounted radiator and light pendant to ceiling. Space for a range of furniture.

Bathroom

Bathroom is part tiled and comprises a low level wc, hand wash basin and a panelled bathtub with shower and shower screen. Wall mounted radiator, sky light to window and spotlights to ceiling.

Buyer Notes

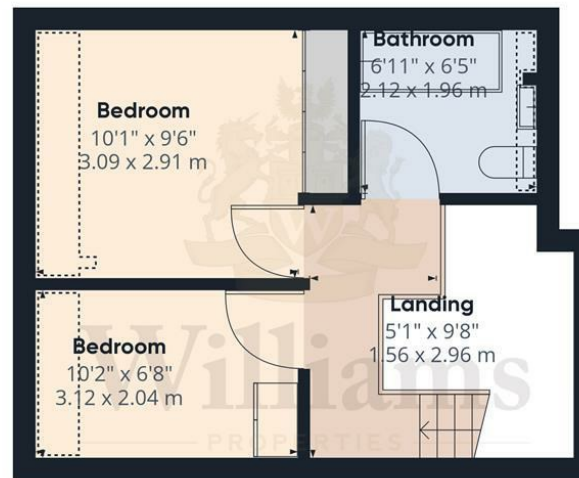
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (48-54) E | | | |
| (39-47) F | | | |
| (31-38) G | | | |
| (1-30) | | | |
| 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 | | | |
| (48-54) E | | | |
| (39-47) F | | | |
| (31-38) G | | | |
| (1-30) | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor 0



Floor 1



Approximate total area⁽¹⁾
644.73 ft²
59.9 m²

Reduced headroom
29.5 ft²
2.74 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



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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.