



2 Parslow Court

Hawkslade | Aylesbury | Buckinghamshire | HP21 9HJ



2 Parslow Court

Hawkslade | Aylesbury | Buckinghamshire | HP21 9HJ

Williams Properties are delighted to welcome to the market this excellent one bedroom upper level maisonette and allocated off-road parking. The property backs onto open fields and a community green. It offers countryside walks and access to local amenities a short walk away and less than a mile from direct rail links into London. The property comprises of a bedroom, kitchen/living area and shower room all of which are recently refurbished. There is underfloor heating and double glazing throughout. Viewing is strongly advised on this excellent first purchase or investment.

Offers in excess of £140,000

- One Bedroom Maisonette
- Allocated Parking Spaces
- Popular Location
- Brilliant Order Throughout
- Open Plan Kitchen/Living Area
- Close To Amenities
- Ground Floor
- Viewings Highly Recommended

Hawkslade

Hawkslade is a popular development on the South West side of the town and offers nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone. There is a Co-Operative store, a community centre, regular bus services to the town centre, nearby walks to open countryside and a short walk to Stoke Mandeville Hospital. Primary School: Ashmead & Secondary School: Mandeville & Aylesbury Grammar Schools

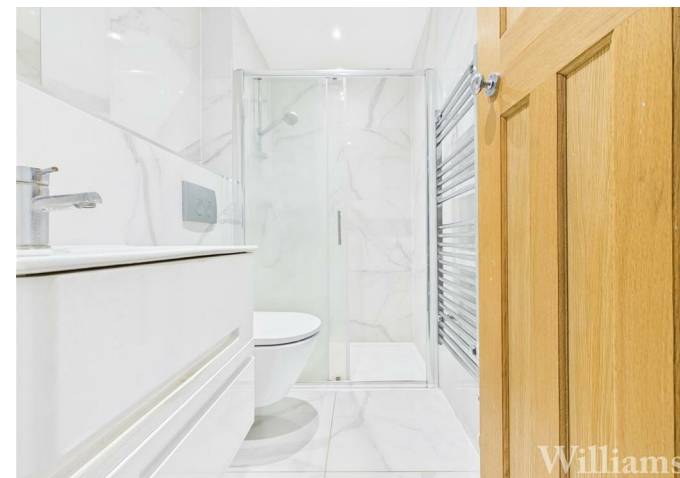
Council Tax

Band B

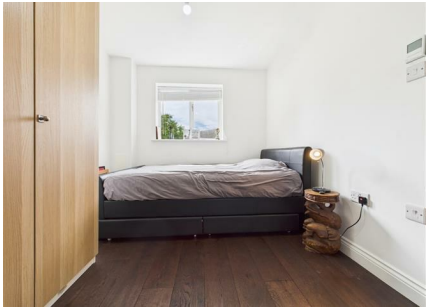
Services & Schools

All main services available. Nearby rail links direct into London of Stoke Mandeville and Aylesbury are 5 minute drive away. Footpath to the nearby supermarket, approximately 8 minutes walk. The local Co-Operative shop is around the corner from the cul-de-sac, where there is a regular bus service into the town centre, which is otherwise a 25 minute walk.

Stoke Mandeville Hospital is a short walk.
Primary School: Ashmead.
Catchment Secondary Schools: Mandeville, Aylesbury Grammar School and Aylesbury High School.



The property is located on a quiet residential road in Hawkslade, Aylesbury. This popular family neighbourhood has amenities including a Co-Op food store and community centre. A more extensive range of amenities is found in Aylesbury Town Centre which can easily be accessed via foot or car/bus.



Local Authority
Aylesbury Vale District Council

Entrance
Entrance via front door, stairs rising up to further door into accommodations.

Kitchen/Living Area
kitchen/Living area comprising of wood effect flooring, under floor heating and lighting to ceiling and with double aspect windows. There is space for a sofa set , desk and other desired furniture. The kitchen comprising of a range of base and wall mounted units and roll top work surface, under mounted sink with draining board and mixer tap, inset oven with hob and extractor fan, spot lighting to the ceiling, tiling to walls and integrated appliances.

Bedroom
Double bedroom comprising of window, lighting to ceiling, underfloor heating, space for a double bed and other bedroom furniture.

Shower Room
This recently fitted shower room comprising of double walk in shower, low level WC and hand wash basin vanity unit with storage beneath, with fully tiled walls, large wall mounted mirror and spot lights to the ceiling.

Parking
Allocated off road parking.

Lease Details
The vendor has advised of the following:
Length of Lease - 125
Lease Remaining - 94 years
Ground rent - £250 per year
Service Charge - £1,800 per year

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

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.

