



22 The Arc

Exchange Street | Aylesbury | Bucks | HP20 1FF



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Williams Properties are pleased to bring to the market this superb one bedroom ground floor apartment at The Arc, in the heart of Aylesbury. The property is within walking distance close to shops, train station and leisure facilities. Accommodation consists of an entrance hall, open plan living area and fitted kitchen, bedroom, bathroom and private terrace. Viewing comes highly recommended on this ideal first purchase.

Offers in excess of £200,000

- Town Centre Location
- One Bedroom
- Close To Leisure Facilities
- Private Terrace
- Ground Floor Apartment
- * NO CHAIN *
- Close To Shops & Station
- Viewing Recommended

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 B

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the hall with doors to the open plan living area, bedroom, bathroom and storage cupboards.



The property is in great order throughout and is within walking distance to the shopping and leisure facilities of Aylesbury Town Centre. The mainline train station is approximately 10 minutes walk on foot and there are excellent road links to the A41 towards the M25.



Open Plan Living Area

Open plan living area consists of wood effect flooring, light fittings to ceiling, wall mounted radiator and sliding doors to the terrace. Space for a sofa set, dining table and chairs and a range of other furniture.

Kitchen

Fitted kitchen comprising a range of wall and base mounted units with worktops, inset sink bowl unit and mixer tap, inset gas hob, oven and overhead extractor, integrated fridge/freezer, dishwasher and washing machine. Spotlights to ceiling and under cabinet lighting.

Bedroom

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

Bathroom

Bathroom is part tiled and comprises a low level wc, hand wash basin unit and a panelled bathtub with shower and shower screen. Spotlights to ceiling, large inset mirror and heated towel rail.

Terrace

Private terrace with a block paved area for patio furniture.

Lease Details

The vendor has advised of the following:
Length of Lease - 125 years
Lease Remaining - 122 years
Ground rent - £200 per year
Service Charge - £886 per year

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

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	

