



Flat 26 Barnshaw House,
| Aylesbury | | HP21 8FH



Williams
PROPERTIES

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| Aylesbury | HP21 8FH

Williams Properties are pleased to welcome to the market this one bedroom apartment within walking distance to all of Aylesbury's amenities and leisure facilities. The property comprises of an open plan living/dining area, kitchen, a double bedroom and a bathroom. Outside, there is one allocated parking space in an underground communal parking lot. Only a short walk from Aylesbury town centre and mainline train station, viewing is advised on this ideal first purchase or buy to let investment.

£180,000

- Ground Floor Flat
- Walking Distance to Town Centre
- Close to Train Station
- Open Plan Living Space
- Allocated Parking
- Viewings Highly 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

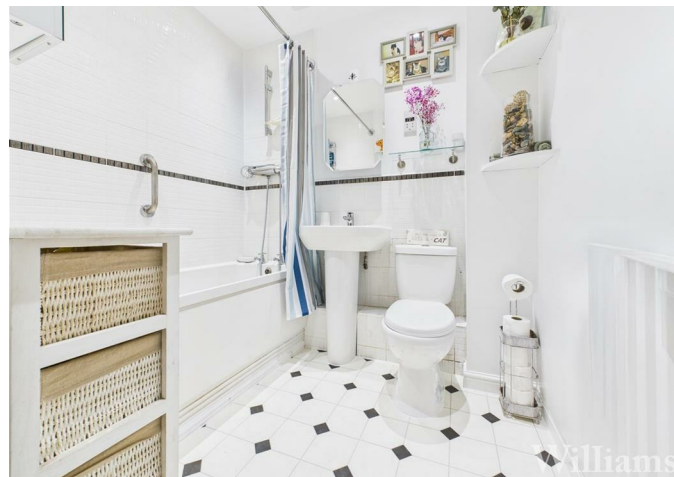
Lease Details

Lease length : 999 years

Years remaining: 977 years TBC

Ground Rent: £200.00 per annum

Service Charge: Ask agent



The property is within walking distance of all amenities including the mainline train station with direct services into London Marylebone, making it ideal for a commuter or buy to let investor.



Entrance Hallway

Enter through the front door into this L-shaped entrance hallway, comprised of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator and doors to the bathroom, kitchen/living area and bedroom.

Bathroom

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

Bedroom

This bedroom is comprised of carpeted flooring, a window to the side aspect, pendant light to the ceiling, a wall mounted radiator and space for a king sized bed and other bedroom furniture.

Kitchen

This kitchen consists of a range of wall and base mounted units including an inset sink unit with mixer tap and draining board, an inset gas hob, oven and overhead extractor fan, dishwasher and fridge/freezer. Spotlights to ceiling and wood effect flooring .

Lounge/Diner

This lounge/diner features carpeted flooring, a fitted light to the ceiling, two wall mounted radiators, open plan access to the kitchen, French double doors to a small garden area and space for a sofa set and other living and dining room furniture.

Parking

There is one allocated parking space in an underground communal parking lot.

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			
(02 plus) A			
(01-01) B			
(09-08) C			
(05-06) D			
(09-04) E			
(01-03) F			
(11-00) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

