



Lester Road

Town Centre | Aylesbury | Bucks | HP20 1FZ





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**\*75% SHARED OWNERSHIP** \*Williams Properties are delighted to welcome to the market this three end terrace family home located in Aylesbury town centre. The property is set over three floors and consists of a lounge/diner, kitchen and cloakroom to the ground floor, two double bedrooms and a family bathroom to the first floor, the master bedroom, walk-in wardrobe and en suite shower room to the second floor and outside features an enclosed rear garden and driveway parking. Viewings are highly recommended on this lovely family home.

£288,750

## 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

## Entrance Hallway

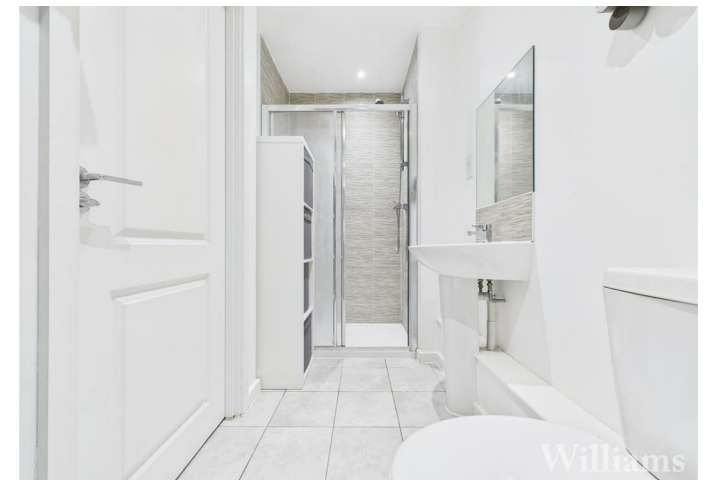
Enter through the front door into this entrance hallway, comprising of carpeted flooring, a wall mounted radiator, pendant light to the ceiling, stairs rising to the first floor and doorways to the downstairs cloakroom, kitchen and lounge/diner.

## Cloakroom

This downstairs cloakroom features a frosted window, tiled flooring, wall mounted radiator, hand wash basin with a mixer tap, spotlights to the ceiling and a low level w/c.







- \*75% Shared Ownership\*
- Set Over Three Floors
- Off Street Parking
- Three Double Bedroom End Terrace Property
- Open Plan Lounge/Diner
- Master Bedroom with Dressing Room & En Suite
- Town Centre Location
- Enclosed Rear Garden
- Immaculate Condition Throughout
- Viewings Highly Recommended

#### **Kitchen**

This kitchen is composed of tiled flooring, a window to the front aspect, spotlights to the ceiling, a wall mounted radiator and a range of wall and base mounted units including an integrated fridge/freezer, dishwasher, oven, gas stove, extractor and a one and a half sink with a draining board and mixer tap.

#### **Lounge/Diner**

The lounge/diner is comprised of carpeted flooring, a door to the under stair storage cupboard, pendant lights to the ceiling, windows and French double doors to the enclosed rear aspect, two wall mounted radiators and space for a range of living and dining room furniture.

#### **Landing**

The first floor landing features carpeted flooring, a pendant light to the ceiling, a further set of stairs rising to the second floor and doors to two double bedrooms and the family bathroom.

#### **Bedroom Two**

The second bedroom is comprised of carpeted flooring, two windows to the rear aspect, a pendant light to the ceiling, wall mounted radiator and space for a double bed and other bedroom furniture.

#### **Bedroom Three**

This bedroom features two windows to the front aspect, a wall mounted radiator, carpeted flooring, a pendant light to the ceiling and space for a double bed and other bedroom furniture.





The property is within walking distance to all of the leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



### Bathroom

This bathroom is comprised of tiled flooring, spotlights to the ceiling, a frosted window, low level w/c & a hand wash basin with a mixer tap integrated into a vanity unit, heated towel rail and a panelled bathtub with overhead shower and a glass screen, mixer tap and overhead shower.

### Landing

This second floor landing is comprised of carpeted flooring, a pendant light to the ceiling and a door to the master bedroom. Loft hatch with a drop down ladder and is partial boarded.

### Master Bedroom/Dressing Room

This master bedroom has carpeted flooring, a window to the front aspect, two pendant lights to the ceiling, a wall mounted radiator, space for a super king sized bed and a walkthrough area towards the dressing room with inset wardrobes to the sides.

The dressing area is comprised of carpeted flooring, a frosted window, a wall mounted radiator, pendant light to the ceiling and a door to the en suite shower-room. This room is ideal for alternative uses i.e. nursery or home office.

The en suite shower room features tiled flooring, spotlights to the ceiling, a low level w/c, heated towel rail, hand wash basin with a mixer tap and an enclosed shower unit.

### Garden

The enclosed rear garden is comprised of a patio area with space for garden furniture and a retractable awning overhead. Grass lawn laid to the remainder and a gated access to the rear. Garden Shed for Storage.

### Parking

There is driveway parking for one vehicle to the front of the property.

### Lease Details

The vendor has advised of the following:  
Length of Lease - 125 years  
Lease Remaining - 119 years  
Rental on remaining share £259.30 ( includes estate charges and building insurance )

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

### Services

All main services available

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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	

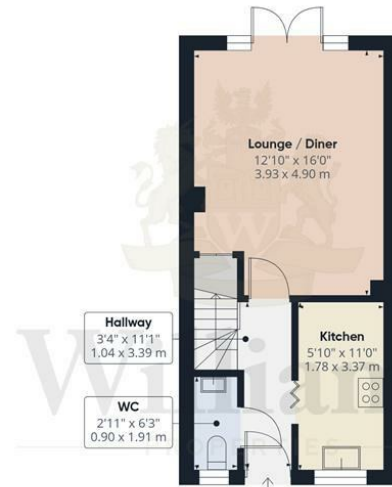
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-08) D			
(07-04) E			
(21-30) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



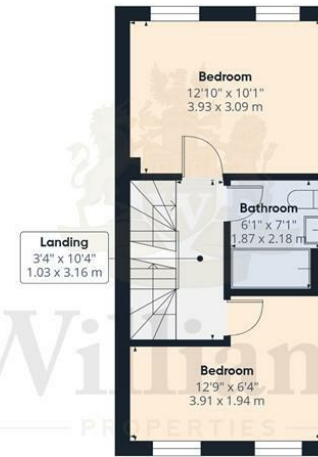


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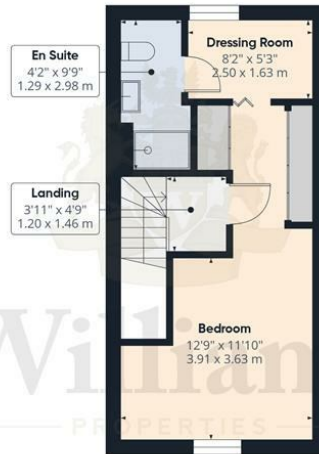




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
956 ft<sup>2</sup>  
88.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.

GIRAFFE 360



**Williams Properties**  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

**Email:** aylesbury@williams.properties  
**Web:** www.williams.properties  
**Tel:** 01296 435600

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.