



11 Edge Street

Town Centre | Aylesbury | Buckinghamshire | HP19 8FS



**Williams**  
PROPERTIES



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Williams Properties are delighted to welcome to the market this immaculately presented two bedroom apartment set on the second floor. This cosy apartment features allocated parking, two good sized bedrooms, an en-suite shower room, bathroom, open plan lounge/diner and integrated kitchen, set in a modern development close to the town centre, within a short walk of rail links to London Marylebone. This would be an ideal first home or investment!

£200,000

- Top Floor Flat
- Allocated Parking
- Two Bedrooms
- Immaculate Condition Throughout
- Open Plan Living Space
- Close to Town Centre
- En-suite Shower Room

## 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 Hallway

This entrance hallway is comprised of carpet laid to floor, fitted lights to the ceiling, a wall mounted electric heater and doors to a bathroom, storage cupboards, both bedrooms and the open plan kitchen/living area.





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.



### Bathroom

This bathroom is comprised of wood effect flooring, spotlights to the ceiling, an electric heated towel rail, tiling to splash sensitive areas, a hand wash basin with a mixer tap, low level w/c and fitted bathtub with a mixer tap and showerhead.

### Bedroom

The master bedroom is comprised of carpeted flooring, a window to the rear aspect, a wall mounted electric heater, pendant light to the ceiling, door to the en suite and space for a double bed and other bedroom furniture.

### En Suite

This en suite shower room is comprised of spotlights to the ceiling, an electric heated towel rail, wood effect flooring, hand wash basin with a mixer tap, low level w/c and an enclosed shower unit with an overhead shower.

### Lounge / Diner

This dual aspect lounge/diner features windows to both side aspects, majority carpeted flooring and wood effect in the kitchen, fitted lights to the ceiling, a wall mounted electric heater, open plan access to the kitchen and ample space for living and dining room furniture.

### Kitchen

This kitchen is comprised of wood effect flooring, pendent light to the ceiling, a window to the side aspect, a range of wall and base mounted units including an integrated basin with a mixer tap and draining board, oven, electric hob, extractor, dishwasher and space for a fridge/freezer.

### Parking

There is one allocated parking space nearby.

### Lease Details

The vendor has advised of the following:

Length of Lease - 99

Lease Remaining - 89

Ground rent - £325.00 PA

Service Charge - £2,000 PA

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**Approximate total area<sup>(1)</sup>**  
652 ft<sup>2</sup>  
60.5 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



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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.