



3 Latimer Court Tring Road

| Aylesbury || HP20 1ND



Williams
PROPERTIES

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Williams Properties are delighted to bring to market this two bedroom ground floor flat located on Tring Road in Aylesbury, close to town centre and all amenities, shops, and entertainment. The property benefits from a cosy lounge/diner, two double bedrooms, a kitchen and bathroom. Outside there is a communal garden and one allocated parking space. Viewings highly recommended on this property.

£220,000

- Ground Floor Flat
- Two Bedrooms
- Allocated Off Street Parking
- Central Location
- Lounge / Diner
- 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

Entrance Hallway

Enter through the front porch into this entrance hallway featuring wood effect flooring, a fitted light to the ceiling and doors to the bathroom, second bedroom and the lounge/diner.



The property is within walking distance to top schools in the area and a parade of shops, 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, a frosted window, a fitted light to the ceiling, a low level w/c, hand wash basin with a mixer tap and a panelled bath with a mixer tap, shower screen and overhead shower.

Bedroom Two

Bedroom two is comprised of carpet underfoot, a window to the front aspect, a pendant light to the ceiling, two wall mounted electric heaters and space for a double bed and other bedroom furniture.

Lounge / Diner

The lounge/diner features a window and door to the rear aspect overlooking the communal gardens, two fitted lights to the ceiling, wood effect flooring and doors to the master bedroom and kitchen. Ample space for living and dining room furniture.

Kitchen

This kitchen is composed of wood effect flooring, tiling to splash sensitive areas, a fitted light to the ceiling and a range of wall and base mounted units featuring an inset sink with a mixer tap and draining board, extractor and ample space for other white goods such as a dishwasher, oven and a fridge/freezer.

Master Bedroom

The master bedroom is comprised of a window to the rear aspect, fitted light to the ceiling, wall mounted heater, carpet underfoot and space for a double bed and other bedroom furniture.

Communal Gardens

The communal gardens are comprised of bin storages, trees and shrubbery to the rear and grass lawn to the remainder.

Share Of Freehold Charges

Years On Lease - 972
No Ground Rent
Maintenance Charge - £105 per month

Parking

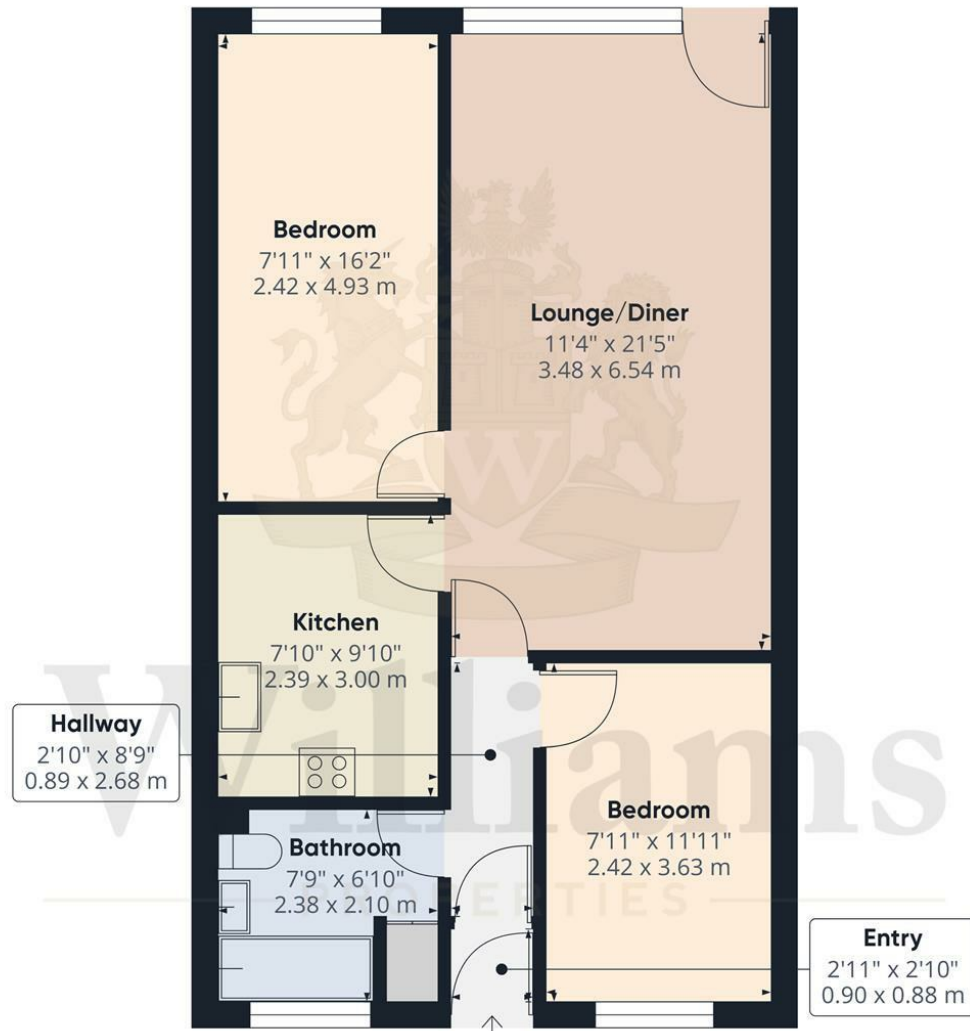
There is one allocated parking space to the front of the property.

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	



Approximate total area⁽¹⁾
633 ft²
58.8 m²

(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.