



20 Hillary Close

Stoke Grange | Aylesbury | Bucks | HP21 9TN



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Williams Properties are delighted to welcome to the market this excellent two double bedroom upper floor maisonette in Stoke Grange, Aylesbury. The property is in good order throughout and consists of a lounge, kitchen, newly fitted bathroom, two double bedrooms, garage and parking. Viewing comes highly recommended.

Offers in excess of £255,000

- Two Double Bedrooms
- Extended Lease 140 Years Remaining
- Peppercorn Ground Rent
- Newly Fitted Bathroom
- Good Condition Throughout
- Garage And Parking
- Close To Amenities
- Viewings Highly Recommended

Stoke Grange

Stoke Grange is a sought after South Side development with a parade of shops a school and pedestrian access to the Guttman Sports centre. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in either Stoke Mandeville or Aylesbury they have a journey time of approx. 50 & 55 minutes respectively. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

Council Tax

Band B

Lease Details

Lease- Years Remaining 140 years

Ground rent - peppercorn

No service charge payable.



The property is located a short walk away from a parade of shops, as well as the sought after William Harding Combined School, Stoke Mandeville Stadium and Stoke Mandeville Hospital.



Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter via the front door. There are stairs rising up to the living area.

Lounge/Diner

Lounge/diner consists of carpet laid to the floor, window to the front aspect over looking a green area and a door leading into the kitchen. There is space for a three piece suite, dining set and a range of other furniture.

Bedroom

Bedroom one consists of carpet laid to the floor, window to the front aspect and built in storage cupboard. There is ample space for a super king bed and a range of other bedroom furniture.

Bedroom

Bedroom two consists of carpet laid to the floor and a window to the rear aspect. There is space for a double bed and a range of other bedroom furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units, with roll on worktops, stainless steel sink, draining board and mixer tap. There is space for an electric oven, fridge freezer and plumbing for a washing machine and dishwasher. Window to the rear aspect.

Bathroom

This newly fitted bathroom suite consists of tiles laid to the splash sensitive areas and a window to the rear aspect. There is a panelled bathtub with an overhead shower, hand wash basin and low level WC.

Garage And Parking

There is a single garage in a block to the rear of the property parking to the front.

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.

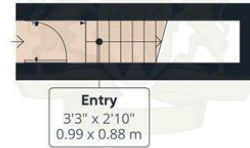
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(16-59) D			
(9-15) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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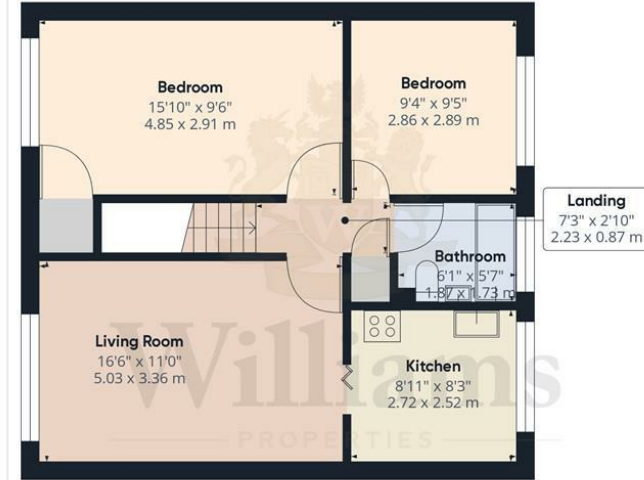
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Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 1



Approximate total area⁽¹⁾
759.49 ft²
70.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.