



Printers House Temple

| Aylesbury | Buckinghamshire | HP20 2RQ



**Williams**  
PROPERTIES

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Williams Properties are delighted to welcome to the market this one bedroom Grade II listed property in the heart of Aylesbury's old town. The property occupies an excellent position in the town centre close to ample shopping, restaurant and leisure facilities and The Friars shopping centre. The property is situated within a gated courtyard garden exclusive for the residents of Readers Court. It has recently been extensively refurbished to provide contemporary modern accommodation whilst retaining many of its period features including exposed beams and original doors, staircase, and shelving. Viewing comes highly recommended.

## Guide price £215,000

- Grade II Listed
- No Onward Chain
- Walking Distance To Station
- Courtyard Garden
- One Bedroom House
- Town Centre Location
- Character Features
- Viewing 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 C

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor and a door to the kitchen/diner.

### Kitchen / Diner

Kitchen/diner consists of a range of base mounted units with white Quartz worktops, inset butler sink with mixer tap and window to the front overlooking the courtyard, integrated electric hob, oven and overhead extractor, integrated fridge, freezer and washing machine. Exposed wooden beams, feature tiled flooring, tiled splashback, wall mounted radiator and door to the wc. Space for a dining table set.





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. There is permit parking available to residents nearby.



**WC**  
WC comprises a hand wash basin and low level wc.

**First Floor**  
Stairs rising from the ground floor comprises of carpet laid to the floor, light fitting to the ceiling and a door into the living room and stairs rising to the second floor.

**Living Room**  
Living room is dual aspect and benefits from ample ceiling height with exposed wooden beams, original oak framed leaded windows, surface mounted directional spotlighting, tv and broadband points, wall mounted radiator and wood effect flooring. It provides a flexible open plan space suitable for a variety of layouts with an additional large recess useful for storage.

**Second Floor**  
Stairs rising from the first floor landing and comprises of carpet laid to the floor, light fitting to the ceiling and a door into the bedroom.

**Bedroom**  
Bedroom has a vaulted ceiling and excellent natural light. It is also dual aspect and features a Victorian style roll top slipper bath with hand shower attachment, exposed wooden beams, wall mounted radiator, light fitting to ceiling and door to the bathroom. Space for a bed and other furniture.

**En Suite Bathroom**  
En suite is part tiled and comprises of a hand wash basin, low level wc and walk in shower.

**Garden**  
The courtyard garden is shared and features established trees and plants. and a water feature perfect space for entertaining or relaxing with friends.

**Parking**  
The new owner can apply for 2 resident's parking permits. Approx £55 pounds per annum for the first car registered and then £75 approx. for the second car per annum. visitors passes available to purchase along side the permits.

**Charges**  
The vendor has advised of the following:  
Ground rent - £75 approx. per year  
Service Charge - £2040 approx. per year  
Length Of Lease - 999 years from 1996

The freehold is also owned via a share of the Management Company.

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			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		90	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(40-54) E		53	(40-54) E		
(21-39) F			(21-39) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

