Printers House Temple

| Aylesbury | Buckinghamshire | HP20 2RQ

Williams
PROPERTIES

Printers House Temple Street

| Aylesbury | Buckinghamshire | HP20 2RQ

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.

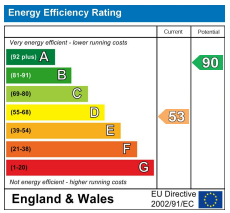
Parking
The new owner can apply for 2 resident's parking permits.
Approx £55 pounds per annum for the first car registered and then £75 approx. for the second car per annum.
visitors passes available to purchase along side the permits.

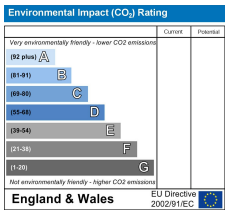
Charges
The vendor has advised of the following:
Ground rent - £75 approx. per year
Service Charge - £2040 approx. per year
Length Of Lease - 999 years from 1996

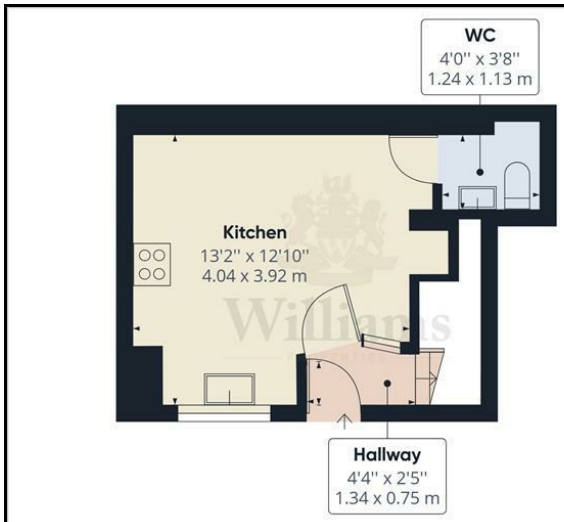
The freehold is also owned via a share of the Management Company.

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.







Floor 0

Floor 1

Floor 2

Williams
PROPERTIES

Approximate total area(1)

601.42 ft²

55.87 m²

Reduced headroom

38.02 ft²

3.53 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

Williams
PROPERTIES

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.