



70 Walton Street

Town Centre | Aylesbury | Buckinghamshire | HP21 7QP



Williams
PROPERTIES

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NO CHAIN Williams Properties are pleased to bring to the market this well presented one bedroom, third floor apartment situated within walking distance of the Town Centre shops, theatre and restaurants. The property consists of an open plan living room/fitted kitchen with integrated appliances, bedroom, bathroom, Juliet balcony, an allocated parking space and a fantastic communal rooftop terrace. This property is offered with no chain. Viewing is highly recommended.

£170,000

- One Bedroom Apartment
- Central Location
- Rooftop Terrace
- Third Floor
- Allocated Parking Space
- 5 Minute Walk To All Amenities
- Walking Distance To Station
- 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

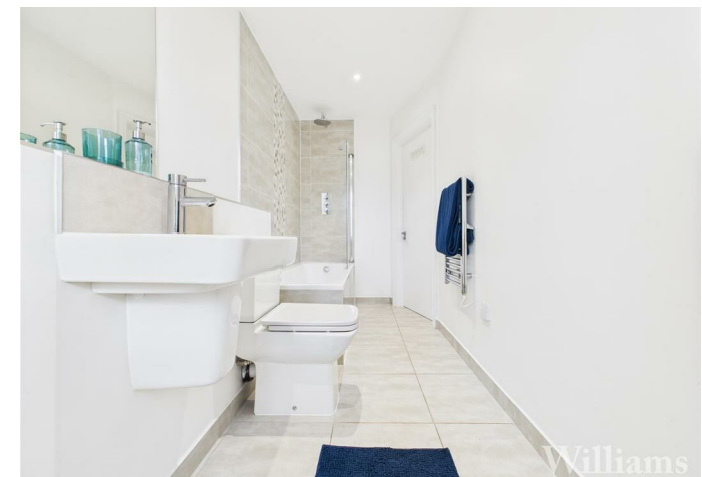
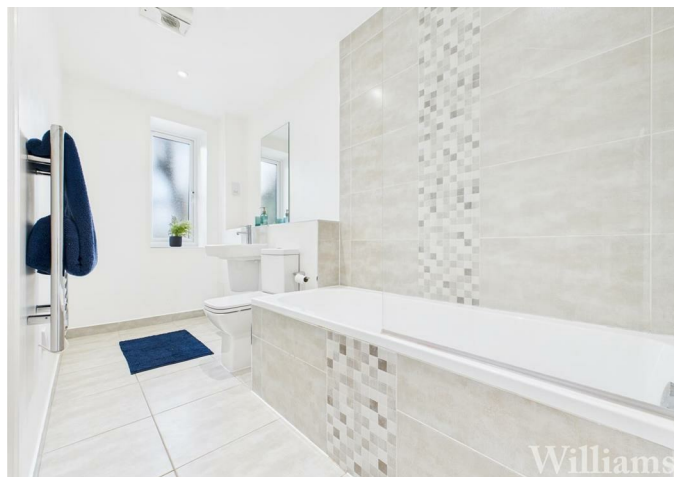
Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall consisting of a storage cupboard and doors to bathroom, bedroom and living room.



A superb apartment with a high end finish in a fantastic location, within walking distance to shopping centres, restaurants and Aylesbury Waterside Theatre. The A41 gives fast access to both the M40 & M25 motorway network. Aylesbury train station offers a rail service which reaches London Marylebone in under an hour.



Kitchen / Living Area

The open plan L-shaped kitchen / living area consists of a range of wall and base mounted units with a wood effect, square edge worktop. Integrated fridge/freezer, hob, oven and extractor fan. Inset sink bowl with mixer tap and draining board. Wood effect flooring and recess spotlights, windows and a Juliet balcony to the side aspect and space for sofa, dining table and other living room furniture.

Bedroom

The bedroom consists of carpet laid to floor, electric radiator, recess spotlights and windows to the rear aspect. built in wardrobe and space for a double bed and other bedroom furniture.

Bathroom

The bathroom comprises of a low level WC, hand wash basin, panelled bath with overhead shower and a glass shower screen. Tile effect flooring, recess spotlights and tiles to splash sensitive areas.

Rooftop Terrace

Large communal rooftop terrace with decking.

Lease Details

The vendor has advised of the following:
Length of Lease - 125 years
Lease Remaining - 115 years
Ground rent - £300 pa
Service Charge - £90 per month

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		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) 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			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

