

WALTON STREET, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £175,000

LEASEHOLD

A two bedroom second-floor flat in a central location, just a short walk from the train station and town centre. Offered with no upper chain, the property features an open-plan living/kitchen area, modern bathroom and two bedrooms. Benefits include allocated parking in a secure car park with remote control access. The property also features a fantastic communal rooftop terrace.



WALTON SQUARE, 70 WALTON

- TWO BEDROOM SECOND-FLOOR FLAT • CENTRAL LOCATION • NO UPPER CHAIN • OPEN PLAN LIVING/KITCHEN • COMMUNAL ROOFTOP TERRACE • BATHROOM WITH RAINFALL SHOWER • ALLOCATED PARKING IN SECURE CAR PARK • WALKING DISTANCE TO TOWN AND STATION • SECURE COMMUNAL ENTRANCE • IDEAL FOR FIRST-TIME BUYERS, PROFESSIONALS OR INVESTORS



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

Accessed via a secure communal entrance, the property opens into a welcoming hallway with a useful storage cupboard. The main bedroom benefits from a built-in wardrobe, while the second bedroom offers versatility as a guest room, study or home office.

The heart of the home is the spacious open-plan living/kitchen area, fitted with an integrated fridge, washing machine, dishwasher, inset electric hob and oven. There is ample room for both living and dining furniture, and double doors lead out to a Juliet

balcony, filling the space with natural light.

The bathroom is finished with modern fittings including a rainfall shower over the bath, WC, hand wash basin and heated towel rail.

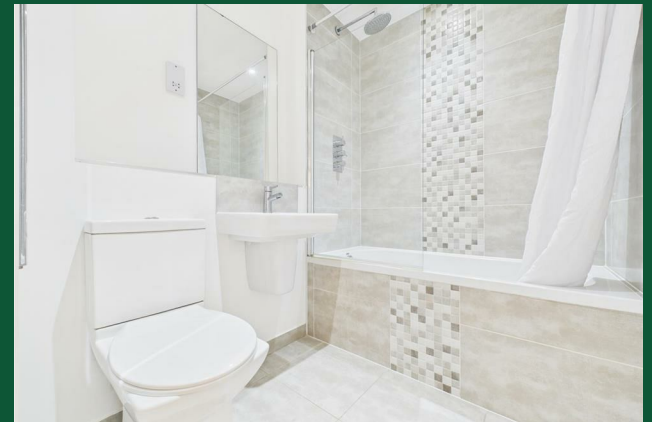
Externally, the property further benefits from covered allocated parking within a secure car park, accessed by remote control, as well as use of a fantastic communal rooftop terrace.

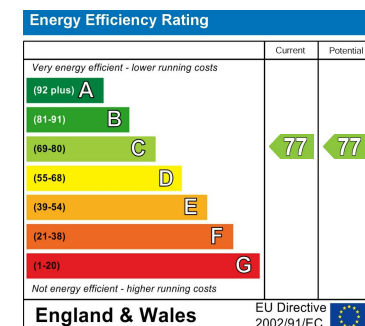
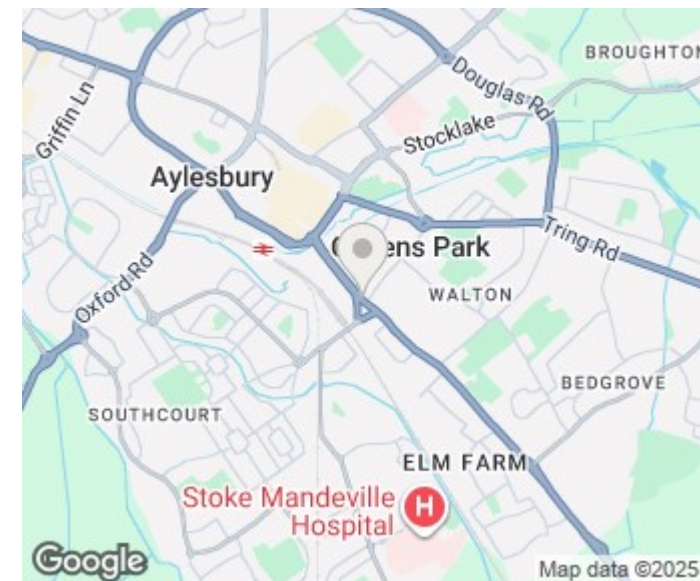
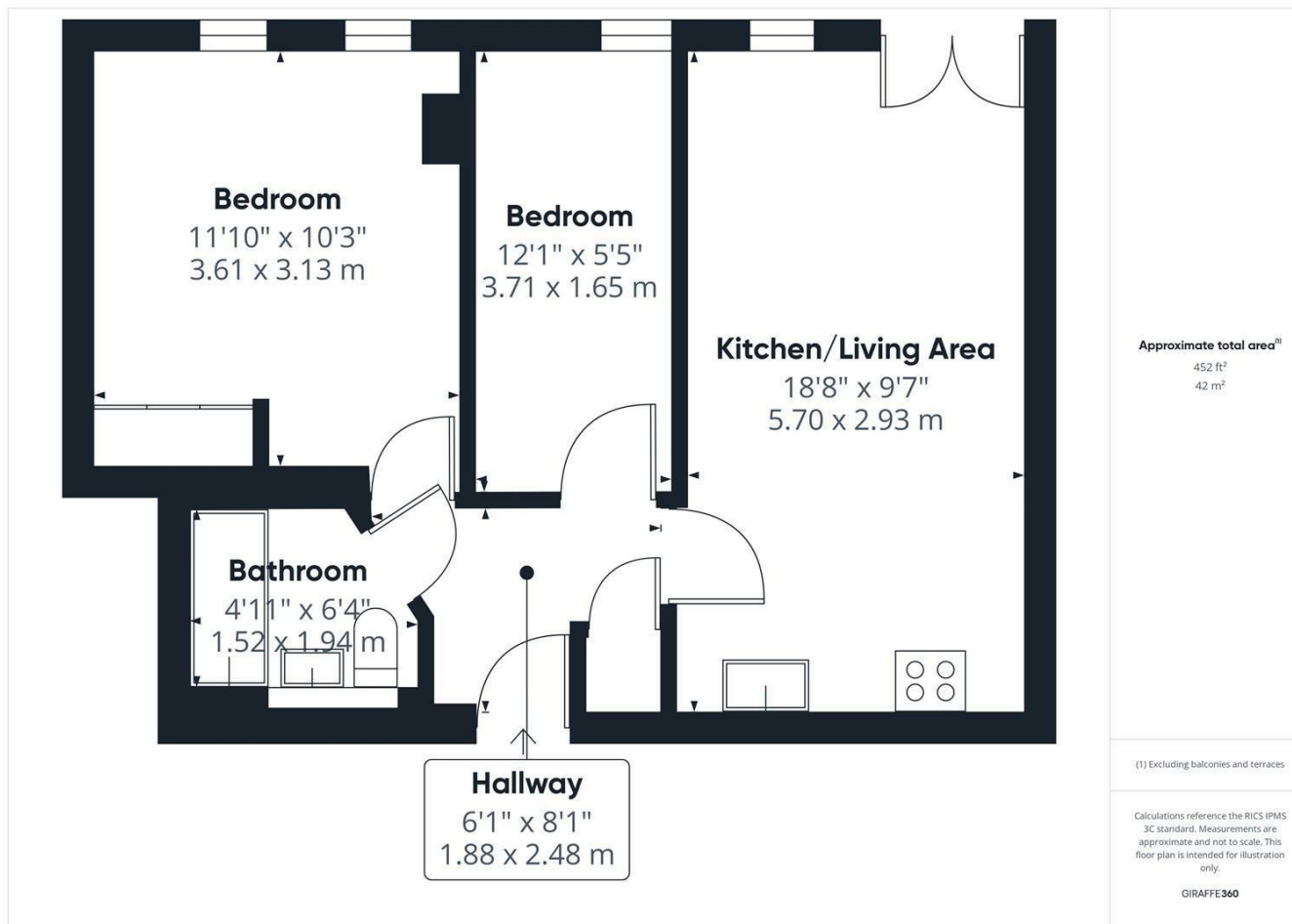
This attractive apartment offers convenience, style, and practicality in a central location—ideal for first-time buyers, professionals or investors alike.

NOTES

LEASE INFO - 125 year lease with 118 years left.
Service Charge £1308.20 approx p/a. Ground Rent £300 approx p/a.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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