



Weston Court Weston Road, Aston Clinton Aylesbury HP22 5YT



This property is situated on the first floor and enjoys generous living accommodation with stunning views across Wendover woods.

Step inside to discover an inviting entrance hall leading to a bright and spacious living/dining room, flooded with natural light, providing the perfect space to relax or entertain. The fully equipped kitchen is well-appointed with ample storage and contemporary fittings, while the large master bedroom offers peace and comfort. A stylish family-size bathroom completes the interior, ensuring practicality and comfort in equal measure. This delightful maisonette is further enhanced by double glazing, efficient electric heating, and ample storage space. Outside, enjoy the benefit of allocated parking and access to charming communal gardens. A rare highlight is the private garden area at the entrance, ideal for morning coffee or unwinding on warm summer evenings.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Location

Aston Clinton is a vibrant village offering a wealth of local amenities just a short stroll away, including shops, a post office, welcoming pubs, and a selection of restaurants. Families will appreciate the proximity to Aston Clinton Primary School, and the property falls within the catchment area for Aylesbury's renowned grammar schools.

Recreational options abound, with the expansive Aston Clinton Park providing green open spaces, a children's play area, and facilities such as allotments and a five-a-side football pitch. The village boasts its own doctor's surgery, pharmacy, and dentist, catering for everyday needs, while golf enthusiasts will delight in several courses nearby, including the highly regarded Chiltern Forest Golf Club just over a mile away.

Excellent transport links include regular village bus services connecting Aylesbury and Watford, quick access to the A41 dual carriageway and the M25 for journeys to Heathrow and other London airports, as well as nearby mainline rail stations at Tring, Wendover, and Aylesbury with fast services to London.





welcome to

Weston Court Weston Road, Aston Clinton Aylesbury

- First floor maisonette
- One bedroom
- Communal gardens
- No onward chain
- Share of freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 780.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000

Nestled within the sought-after Weston Court development in Aston Clinton, this beautifully presented one-bedroom maisonette offers an exceptional opportunity for first-time buyers and investors alike. Boasting a share of freehold.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1319509)

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Property Reference:
TRG109059 - 0004

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