

**EXCHANGE STREET, AYLESBURY, BUCKINGHAMSHIRE**

**OFFERS IN EXCESS OF £240,000**

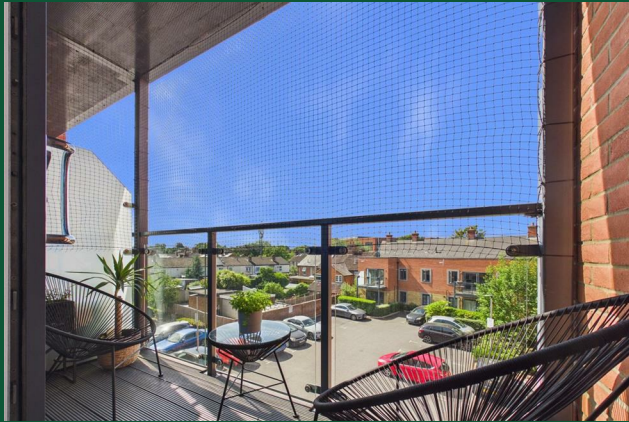
**LEASEHOLD**

A well presented two bedroom second-floor flat ideally located just a short walk from the town centre and railway station. Offered with no upper chain, this apartment is in excellent order throughout and features a modern open-plan living area with access to a private balcony, two double bedrooms, a contemporary bathroom and allocated parking. An ideal first-time purchase, investment opportunity, or convenient home for commuters.



# EXCHANGE STREET

- NO UPPER CHAIN • SECOND FLOOR APARTMENT • TWO DOUBLE BEDROOMS • IMMACULATELY PRESENTED THROUGHOUT • MINUTES' WALK FROM TOWN CENTRE AND STATION • MODERN BATHROOM SUITE • SPACIOUS OPEN-PLAN LIVING AREA • PRIVATE BALCONY • ALLOCATED PARKING • READY TO MOVE INTO CONDITION



## 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

The accommodation is accessed via a welcoming entrance hall featuring a useful storage cupboard. The heart of the home is the impressive open-plan living area, providing a bright space for both relaxing and entertaining. The stylish fitted kitchen is well-equipped with an inset gas hob, oven and cooker hood, together with integrated appliances including a washing machine, dishwasher and fridge freezer. There is ample space for both living and dining furniture, while sliding doors open onto a private balcony, creating an attractive extension of the living

space.

There are two double bedrooms, with the main bedroom benefiting from built-in wardrobes providing excellent storage. The spacious bathroom is fitted with a modern suite comprising a walk-in shower, panelled bathtub with shower over, WC, hand basin set within a vanity unit, and a large wall mirror.

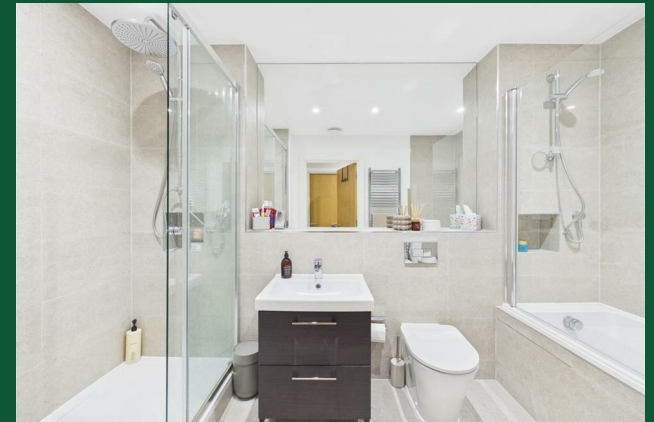
Further benefits include gas central heating, double glazing, and one allocated parking space within a secure gated car park.

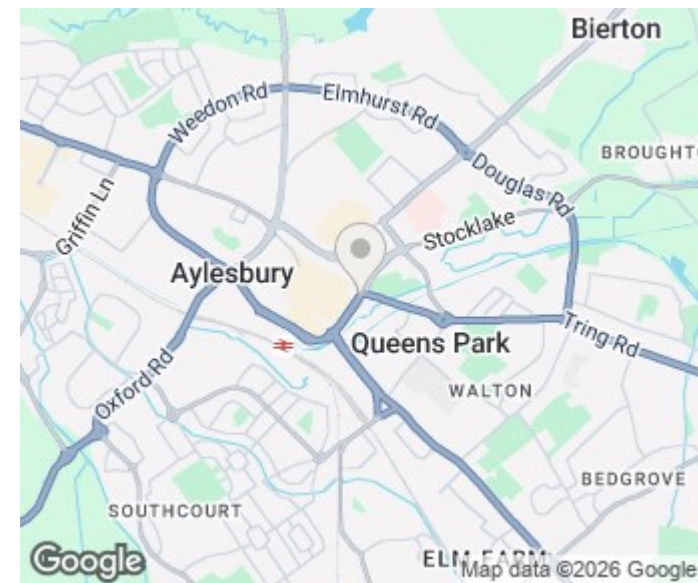
Combining modern, low-maintenance living with an excellent central location close to local amenities and transport links, this superb apartment is ready to move straight into and is not to be missed.

## NOTE

LEASE INFO - 125 year lease with 118 years left. Service charge & ground rent £1700 pa.

# EXCHANGE STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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