





HIGH STREET, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £250,000

LEASEHOLD

Situated in a highly convenient central location, this two bedroom first-floor apartment is within just a few minutes' walk of the town centre and station. The property is in great order throughout and offers spacious open-plan living with a modern fitted kitchen, leading out to a private balcony. There are two bedrooms, an en-suite shower room and a separate bathroom. Externally, the property benefits from an allocated parking space within a secure gated car park.

GEORGE DAVID

HIGH STREET

• FIRST FLOOR APARTMENT • CENTRAL LOCATION • TWO DOUBLE BEDROOMS • CONTEMPORARY FAMILY BATHROOM • SPACIOUS OPEN-PLAN LIVING/KITCHEN AREA • PRIVATE BALCONY • EN SUITE TO MAIN BEDROOM • ALLOCATED PARKING IN GATED CAR PARK





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 comprises a welcoming entrance hall with intercom entry system and useful storage cupboard. There are two double bedrooms, with the main bedroom benefiting from fitted wardrobes and a private en-suite shower room.

The contemporary family bathroom is fitted with a bathtub and shower over, wash hand basin, WC, large inset mirror and heated towel rail.

The heart of the property is the spacious open-plan living kitchen area, providing ample room for both living and dining furniture. The modern fitted kitchen offers a range of units and integrated appliances, including an inset gas hob with extractor hood, oven, fridge freezer, washing machine and dishwasher. The living area enjoys access through a door to the private balcony, providing a pleasant outdoor space.

Externally, the property benefits from one allocated parking space within a gated car park.

LEASE INFO

120 year lease with 113 years left. Ground rent £253.50 per year. Service charge £1750 per year.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all

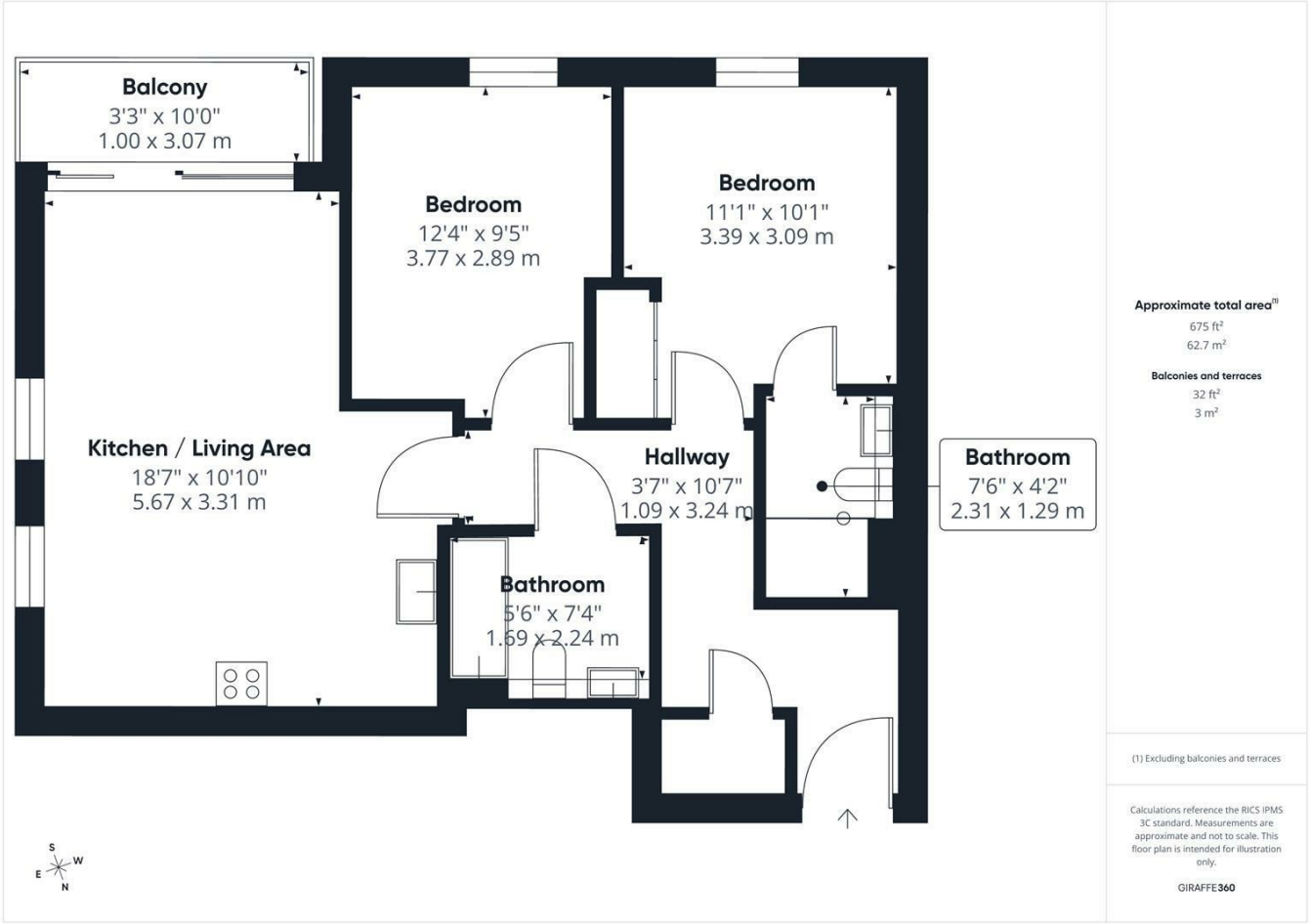
connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

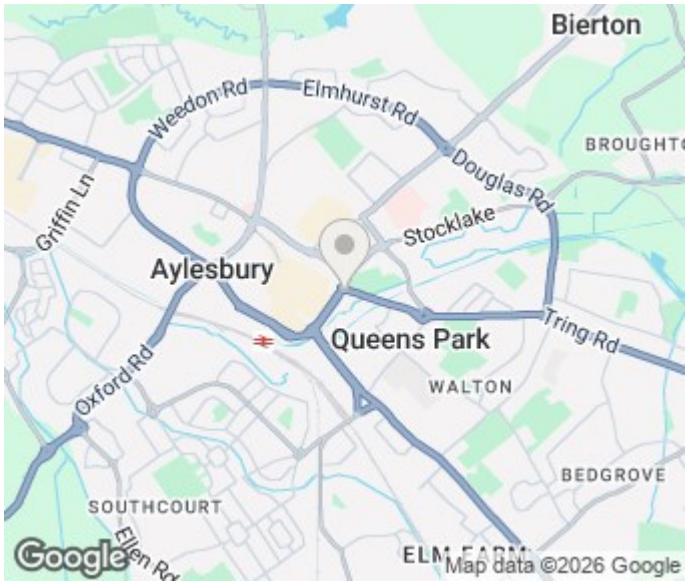
HIGH STREET

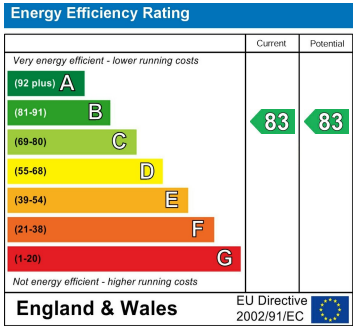












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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