





CLEVELAND ROAD, ELMHURST, AYLESBURY

OFFERS IN EXCESS OF £160,000

LEASEHOLD

A one bedroom ground floor flat situated in a popular and convenient location, within walking distance of the town centre, station and local amenities. Offered with no upper chain, this property features a modern fitted kitchen, a bright and comfortable living room, a spacious double bedroom and a bathroom. Externally, the property has its own private garden aswell as access to a communal garden. An ideal purchase for first-time buyers, investors, or those looking to downsize.

GEORGE DAVID

CLEVELAND ROAD

• POPULAR AND CONVENIENT LOCATION • NO UPPER CHAIN • ONE BEDROOM GROUND FLOOR FLAT • MODERN FITTED KITCHEN • OWN PRIVATE GARDEN • WALKING DISTANCE TO TOWN CENTRE • WALKING DISTANCE TO STATION • ON-STREET PARKING AVAILABLE





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.

ACCOMMODATION

The flat benefits from its own private front door, opening into a welcoming entrance hall with ample storage cupboard space, providing practical solutions for coats, shoes, and household items.

The living room is bright and well proportioned, offering a comfortable space for both relaxing and entertaining. It flows neatly through to the modern fitted kitchen, which features integrated appliances including a fridge and washing machine, an inset gas hob with oven below, stylish splashback and extractor fan.

The double bedroom is a generous size, providing plenty of room for bedroom furniture, while the fully tiled bathroom is finished to a clean, contemporary standard.

Externally, residents benefit from access to a communal garden, ideal for enjoying outdoor space during warmer months. On-street parking is available.

NOTES

LEASE INFO - 125 year lease with 93 years left. Ground Rent £10 p/a. Service Charge £444 p/a.

INFORMATION FOR BUYERS

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

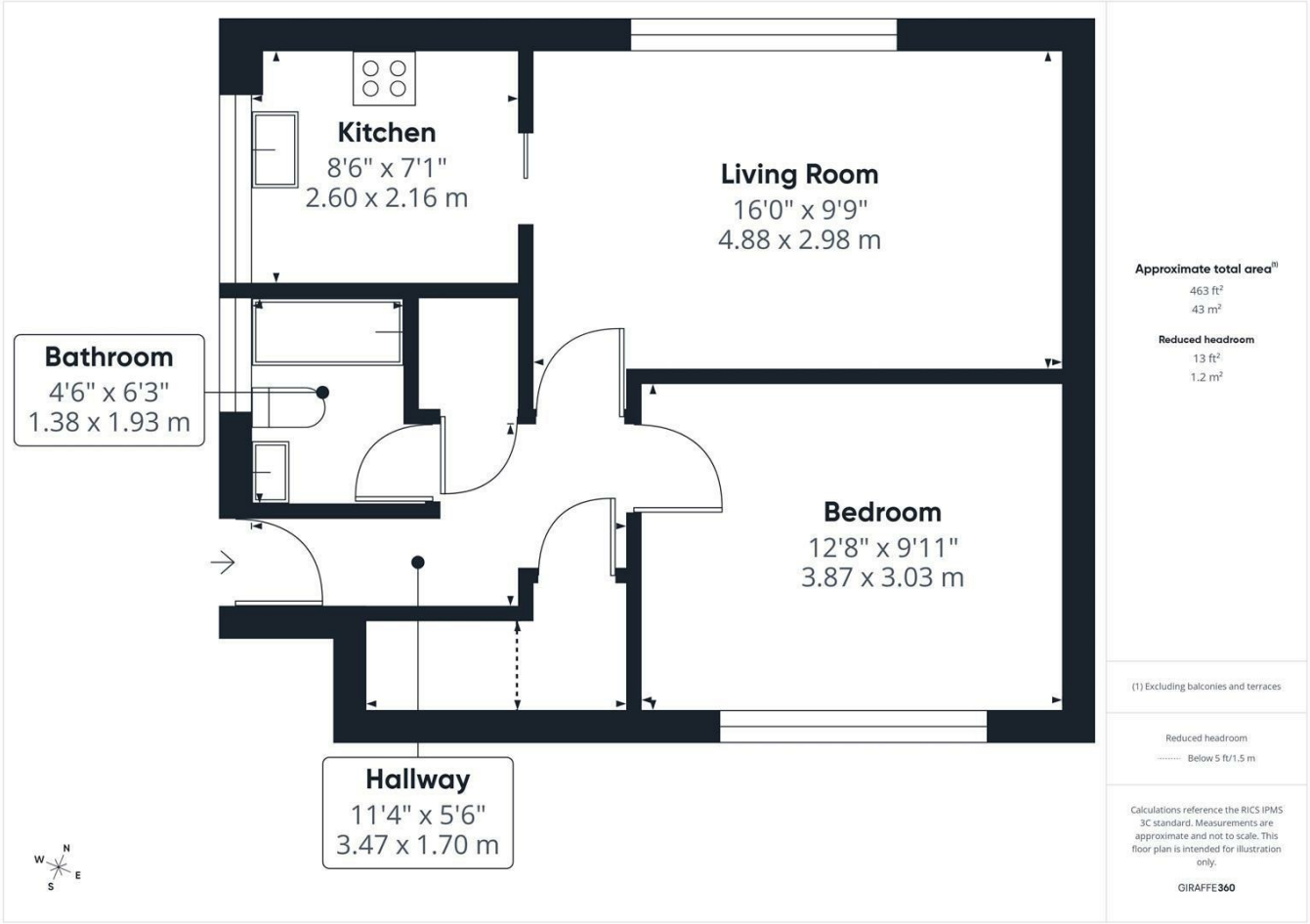
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

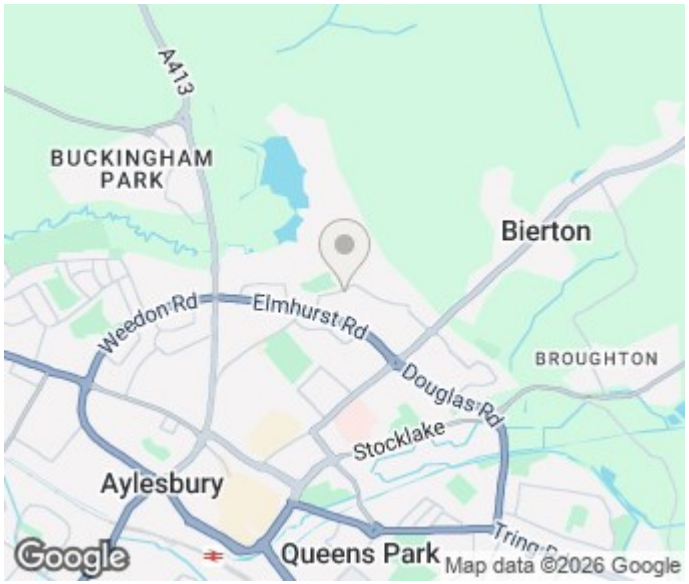
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

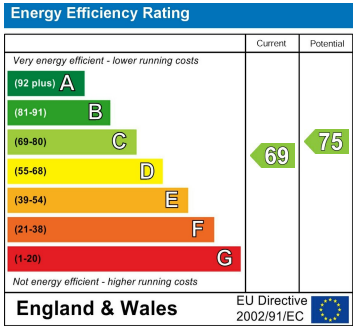
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

CLEVELAND ROAD









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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