



**Ellen Place, Aylesbury HP21 8PY**

**welcome to**

**Ellen Place, Aylesbury**

The accommodation includes an entrance hall, a spacious lounge/dining area, a fitted kitchen, bathroom, additional storage space, and access to communal gardens. An ideal opportunity for first-time buyers or investors. Walton Court is a popular development located on the south-west side of Aylesbury, offering excellent transport links with easy access to Thame, High Wycombe, and nearby rail stations at Stoke Mandeville and Aylesbury, providing direct connections to London Marylebone.



## Accommodation Comprises

Entrance Hall

Bathroom

Bedroom One

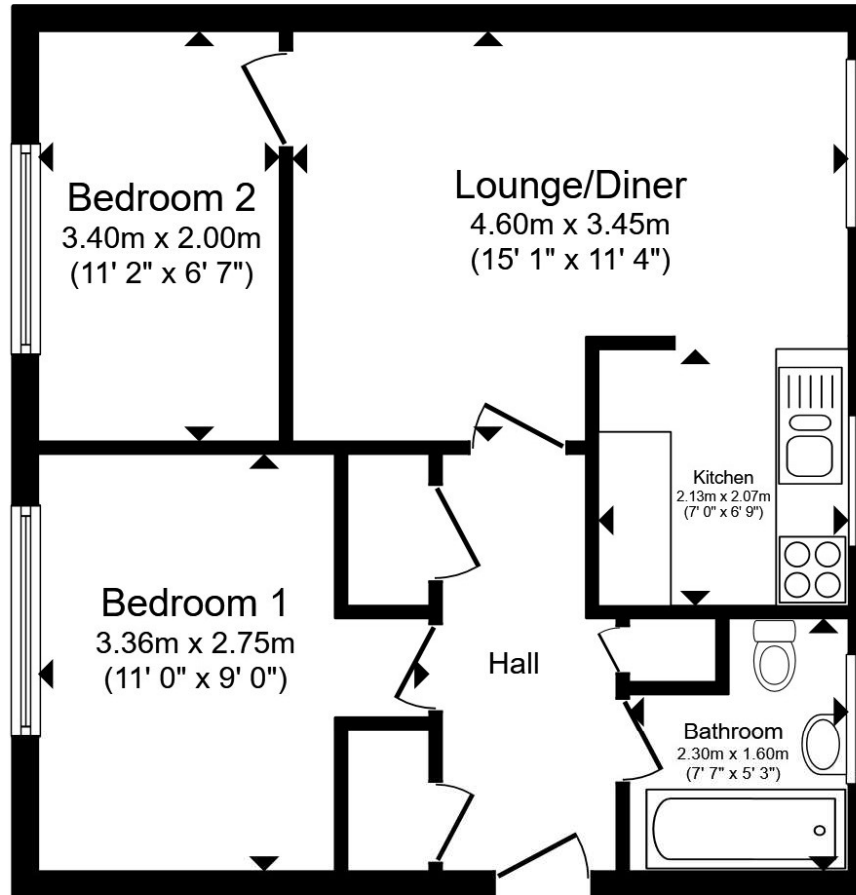
Bedroom Two

Lounge/ Diner

Kitchen

### Agents Note

Please note the length of lease is currently 82 years. The vendors have agreed to extend the lease as part of the house sale.



Total floor area 46.6 m<sup>2</sup> (502 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## Ellen Place, Aylesbury

- TWO BEDROOM FIRST FLOOR FLAT
- EXTENDED LEASE
- LOUNGE/ DINER
- KITCHEN, BATHROOM
- COMMUNAL GARDENS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- ACCESS TO ROOF VOID
- Please note the length of lease is currently 82 years. The vendors have agreed to extend the lease as part of the house sale.

Tenure: Leasehold EPC Rating: C Council Tax Band: A Service Charge: 64.75 Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 115 years from 13 Dec 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL115299 - 0006

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