EXCHANGE STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £185,000

LEASEHOLD

A well presented one bedroom second-floor flat situated in a highly convenient central location, within easy walking distance of the town centre and station. Offered to the market with no upper chain, this modern apartment features an open-plan living space with access to a private balcony, a good-sized bedroom, and a contemporary bathroom.

GEORGE DAVID

EXCHANGE STREET

• CENTRAL LOCATION • NO UPPER CHAIN • SECOND FLOOR APARTMENT • PRIVATE BALCONY • MINUTES WALK FROM TOWN CENTRE • GREAT COMMUTER LINKS • OPEN PLAN LIVING • DOUBLE BEDROOM WITH BUILT IN WARDROBE

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

Upon entering the apartment, the entrance hall features an intercom entry system and a useful storage cupboard.

The heart of the home is the bright and spacious open-plan living area, offering ample room for both sitting and dining furniture. The contemporary kitchen is fitted with a range of units and incorporates an inset gas hob with oven and cooker hood over, together with integrated appliances including a fridge freezer, washing machine and dishwasher. Sliding doors from the living area open onto a private balcony, providing an ideal space to relax or enjoy outdoor seating.

The double bedroom benefits from a built-in wardrobe, offering excellent storage. The accommodation is completed by a modern bathroom fitted with a white suite.

This attractive apartment combines modern living with a superb central location and is offered for sale with no onward chain, making it an excellent opportunity for a range of purchasers.

NOTES

LEASE INFO - 125 year lease with 119 years left. Service charge approx £920 pa. Ground rent approx £190 pa.

INFORMATION FOR BUYERS

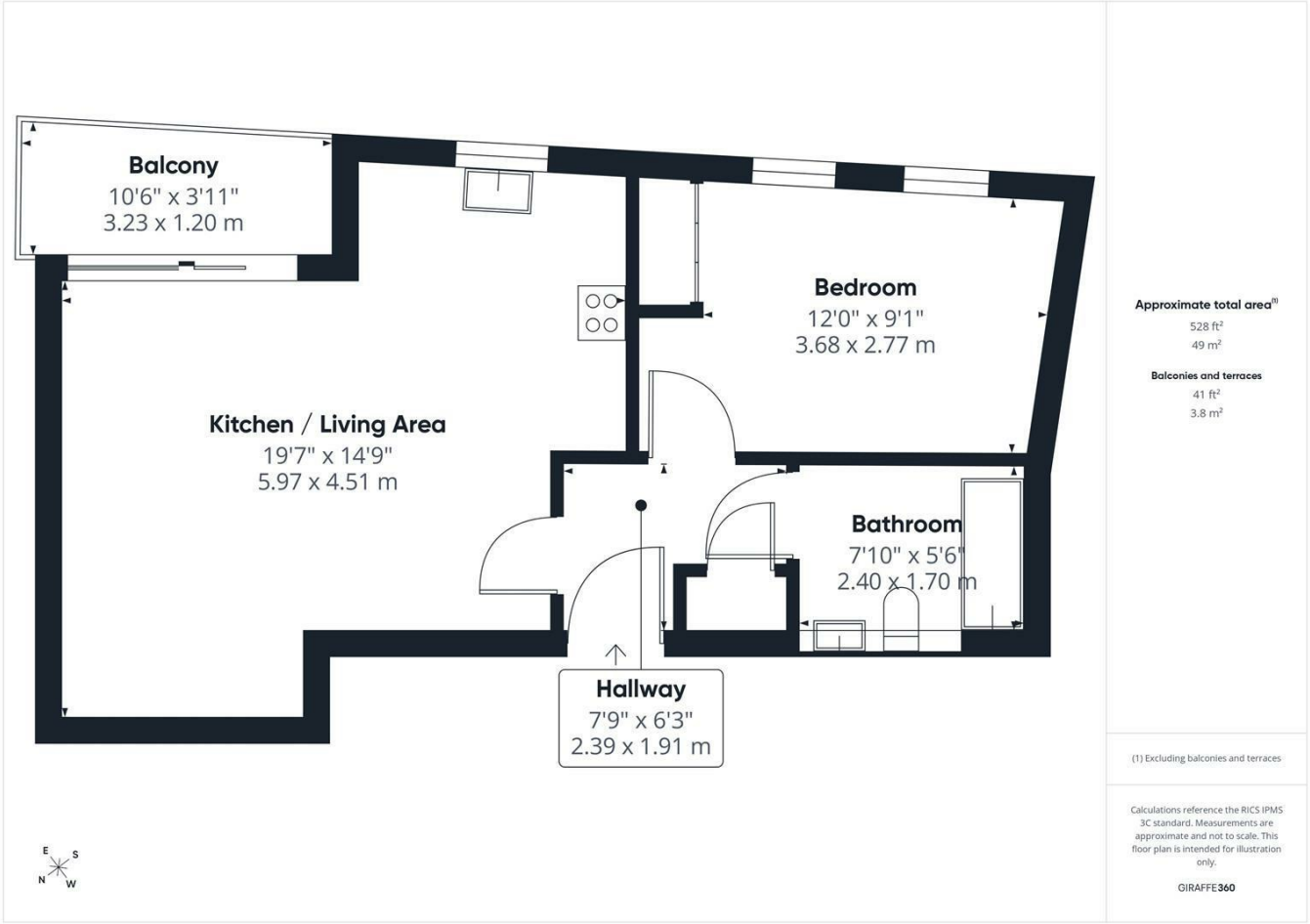
Before we can enter offer negotiations on a property, we require the following:

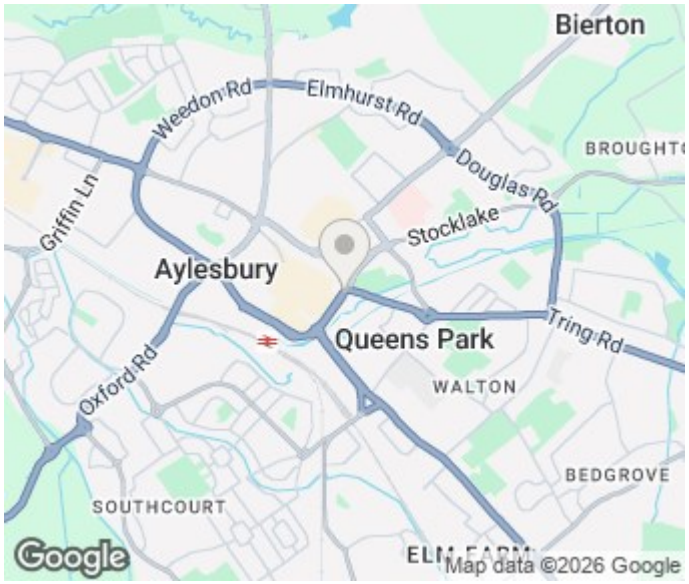
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

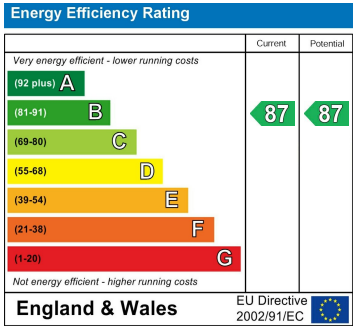
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

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.

EXCHANGE 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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk