



## CROMWELL AVENUE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £140,000

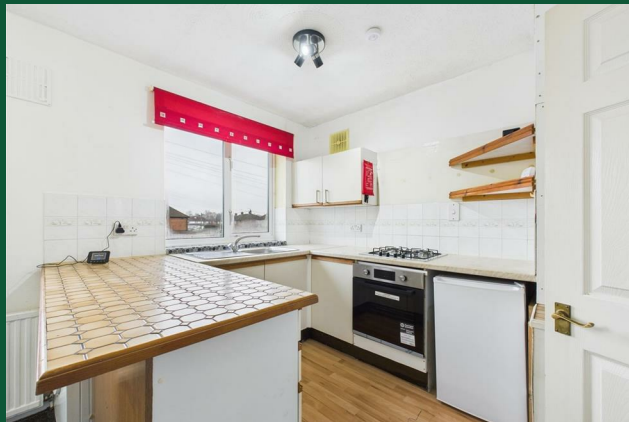
LEASEHOLD

A one bedroom first-floor maisonette in a central location, within walking distance of the town centre and mainline station. The property is sold with the benefit of the freehold and no onward chain. Accommodation includes an open-plan kitchen/living area, double bedroom and bathroom, with the added advantage of off road parking to the rear.



## CROMWELL AVENUE

- CENTRAL LOCATION • ONE BEDROOM FIRST FLOOR MAISONETTE • NO ONWARD CHAIN • SOLD WITH THE FREEHOLD • DOUBLE BEDROOM WITH BUILT-IN WARDROBES • OFF-ROAD PARKING TO THE REAR • OPEN PLAN KITCHEN / LIVING AREA • WALKING DISTANCE TO TOWN CENTRE AND STATION



### 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 private front door leading into an entrance hallway, with stairs rising to the first floor. The first floor layout comprises a fully tiled bathroom fitted with a wash hand basin, WC and a bathtub with shower over. The double bedroom benefits from built-in wardrobes, providing ample storage.

To the front of the property is a bright open-plan kitchen/living area, offering a comfortable living space. The kitchen is fitted with an inset gas hob and

oven, with space for an under-counter fridge and washing machine.

Externally, the property further benefits from off-road parking to the rear.

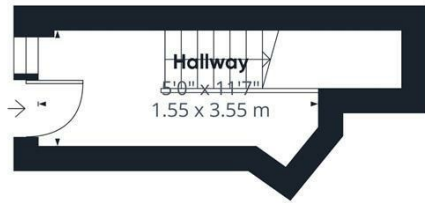
### NOTES

LEASE INFO - 125 year lease with 86 years left. The property is being sold with the freehold.

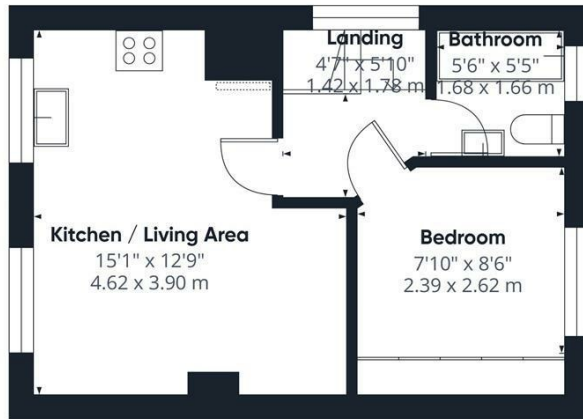


## CROMWELL AVENUE





Ground Floor



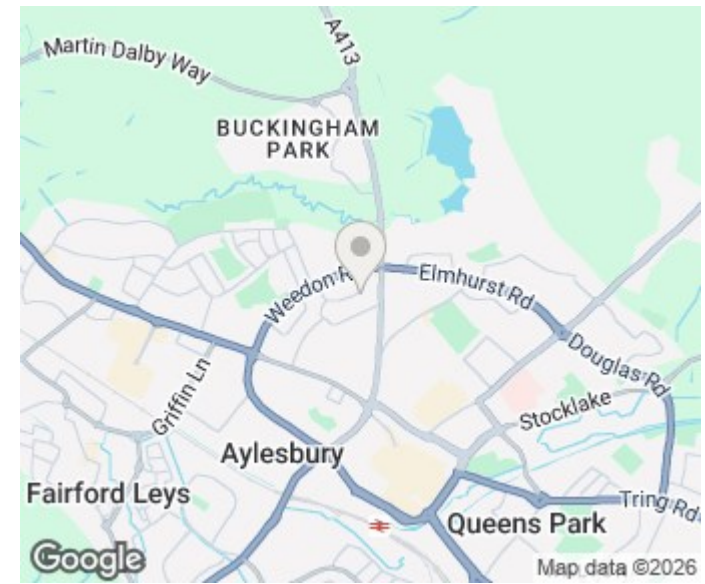
Floor 1

Approximate total area<sup>(1)</sup>  
379 ft<sup>2</sup>  
35.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

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

