



WARD STREET, ASTON REACH, AYLESBURY

PRICE £249,950

SHARE OF FREEHOLD

Situated within the new and popular Aston Reach development, this top floor two bedroom apartment offers modern living in a peaceful community setting, while benefiting from excellent road links for commuters. Ideally positioned just a short walk from a range of everyday amenities including a convenience shop, gym and swimming pool, the property combines comfort and convenience in equal measure.



WARD STREET

- SHARE OF FREEHOLD
- NEW ASTON REACH DEVELOPMENT
- KITCHEN WITH INTEGRATED APPLIANCES
- TOP FLOOR TWO BEDROOM APARTMENT
- EXCELLENT ROAD LINKS
- EN SUITE TO MAIN BEDROOM
- ALLOCATED PARKING
- UNDERFLOOR HEATING THROUGHOUT
- WALKING DISTANCE TO SHOP, GYM & SWIMMING POOL
- QUIET COMMUNITY SETTING



LOCATION

Aston Reach is a modern residential development on the south-east side of Aylesbury, close to the popular villages of Weston Turville and the sought after Bedgrove area. The development offers contemporary homes with a strong community feel, landscaped green spaces and children's play areas. Ideally positioned for commuters and families alike, Aston Reach provides excellent access to the A41 and A418, linking to London, Milton Keynes and surrounding Buckinghamshire towns. Regular bus services connect the development with Aylesbury town centre and nearby train stations.

ACCOMMODATION

The property is entered via a welcoming hallway featuring an intercom entry system and a useful storage cupboard. At the heart of the home is a bright and spacious dual aspect open plan kitchen and living area, designed to maximise natural light and provide a superb space for both everyday living and entertaining. The modern kitchen is fitted with a range of contemporary units and integrated appliances including an inset induction hob and electric oven, integrated fridge freezer and space for washing machine. There is ample space for both living and dining furniture, while a Juliet balcony adds to the light and airy feel of the room.

There are two double bedrooms, with the main

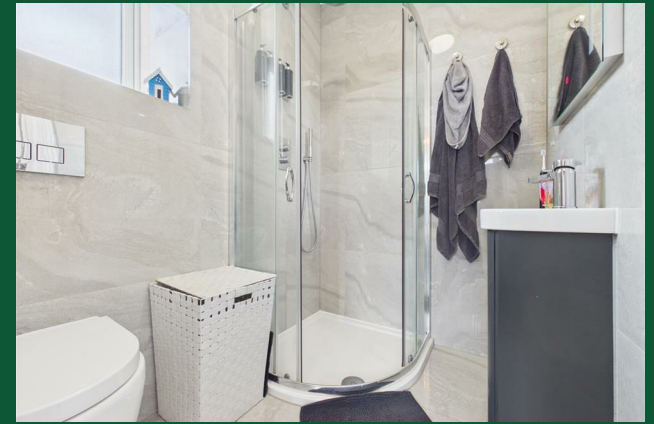
bedroom benefitting from a stylish en suite shower room complete with a walk-in shower featuring both overhead and handheld shower attachments, a heated towel rail and illuminated mirror. The second bedroom is also well-proportioned and is served by the modern family bathroom, fitted with a bath and shower attachment, heated towel rail and illuminated mirror.

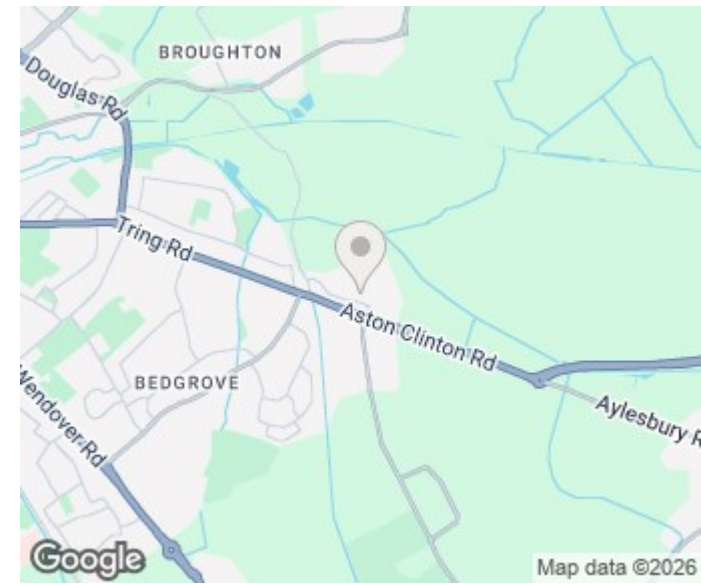
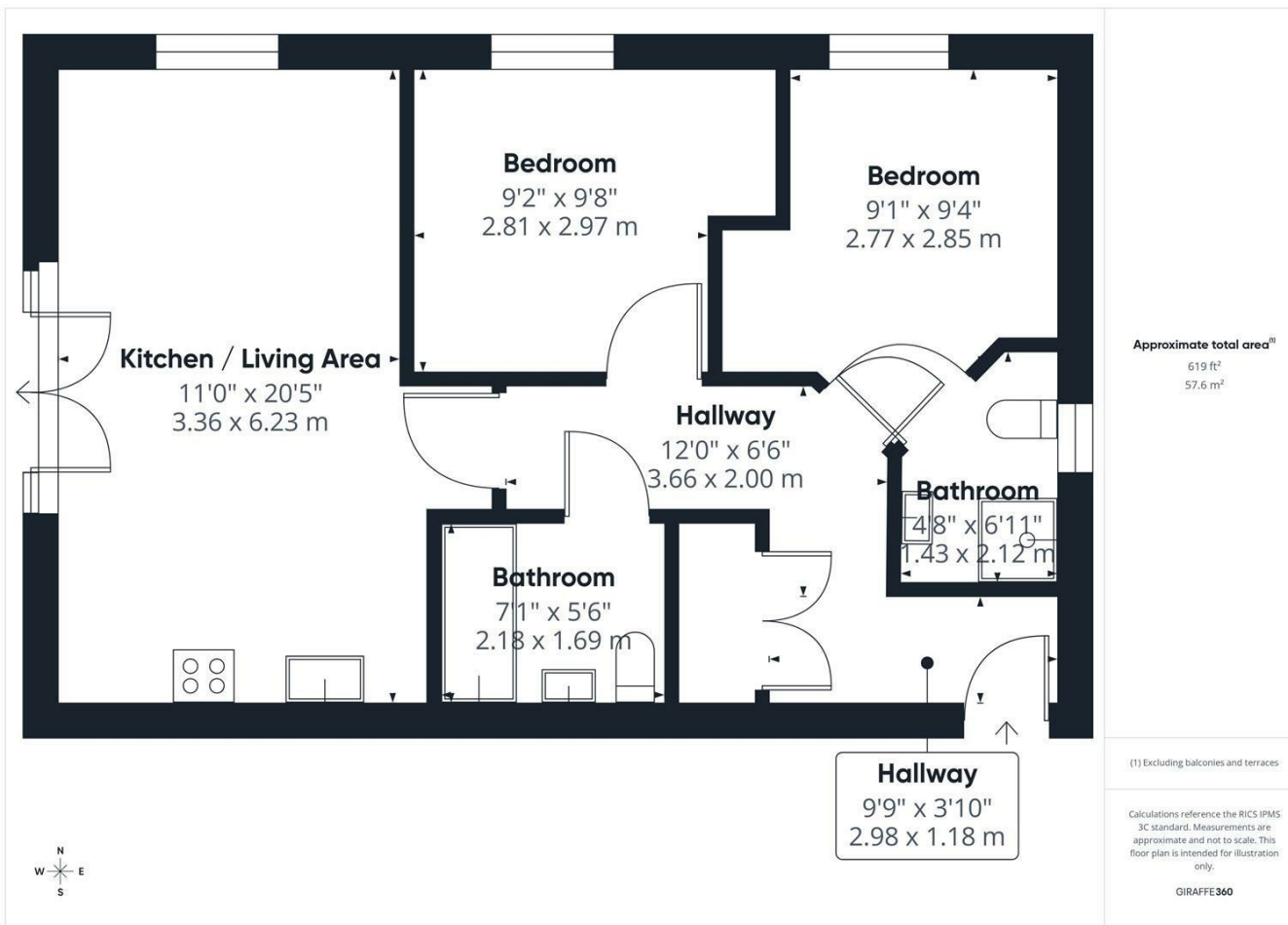
Further benefits include underfloor heating throughout the apartment, one allocated parking space and an enviable position within this popular modern development.

NOTES

LEASE INFO - Share of Freehold. 999 year lease with 994 years left. Service charge £1947.82 pa. No ground rent.

WARD STREET





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(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

