



Hampden Gardens, Aylesbury, HP21
Aylesbury

Guide Price
£180,000 - £190,000

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Bedrooms: | **Bathrooms:** | **Receptions:**
2 | 1 | 1

Council Tax Band: A

Tenure: Leasehold

Property Type: Apartment

- GUIDE PRICE £180,000 - £190,000
- Over 1,000 Year Lease Offering Outstanding Long Term Security
- Spacious Two Bedroom Apartment in Popular Southcourt Location
- Beautiful Southcourt Brook Views from Living Room and Main Bedroom
- Private Balcony Perfect for Morning Coffee or Evening Relaxation
- Just 6 Minutes from Aylesbury Train Station and Stoke Mandeville Hospital
- Residents' Communal Courtyard Garden and Nearby Green Spaces
- Excellent Storage Including Separate Ground Floor Storage Cupboard
- First Floor Apartment Offering Added Privacy and Elevated Brook Views
- EG1332



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GUIDE PRICE £180,000 - £190,000. Situated in the popular Southcourt area of Aylesbury, this well presented two bedroom apartment offers generous living accommodation, excellent local amenities, and the rare benefit of an exceptionally long lease with over 1,000 years remaining.

The property extends to approximately 691 sq ft including the external storage cupboard and features a spacious living room enjoying attractive views across Southcourt Brook, creating a peaceful outlook rarely found in apartment living. The main bedroom also benefits from these pleasant brook views, providing a relaxing setting to wake up to each day.

Accommodation comprises a welcoming entrance hallway, a bright and spacious living room, a separate fitted kitchen, two well proportioned bedrooms, and a family bathroom. The main bedroom is a comfortable double room, whilst the second bedroom offers flexibility as a guest room, children's bedroom, home office or hobby room. A private balcony provides an ideal space to sit and enjoy the surroundings.

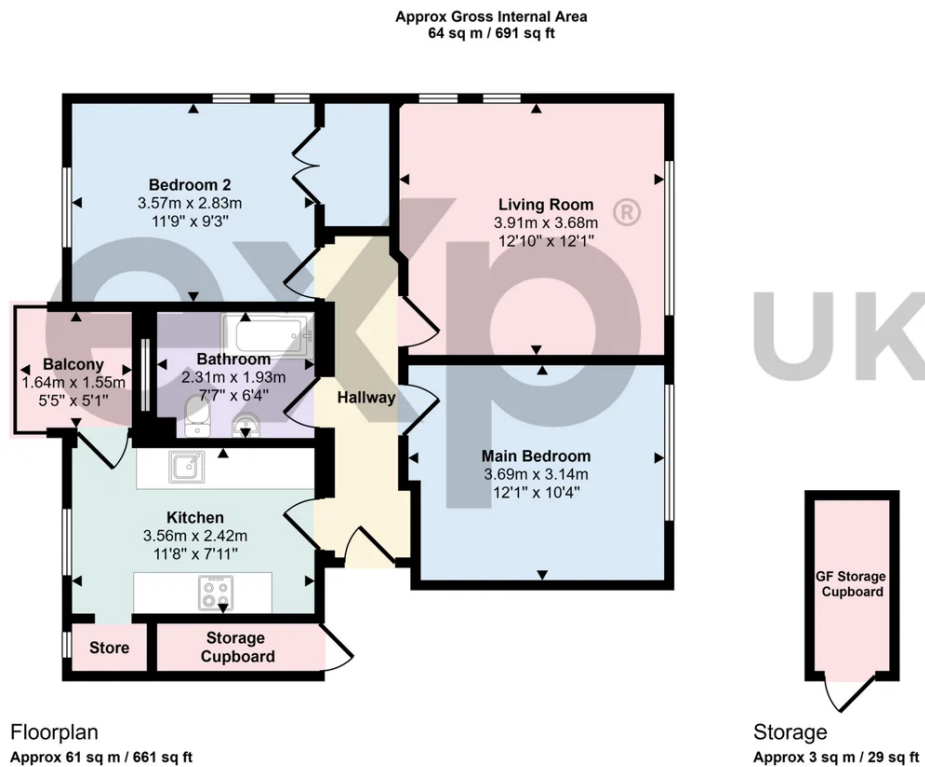
Further benefits include multiple storage cupboards within the apartment together with a separate ground floor storage cupboard, offering excellent practicality for everyday living.

Residents enjoy access to a large communal courtyard garden along with several nearby green spaces and parks, making this an excellent choice for those who appreciate outdoor space without the maintenance responsibilities of a private garden.

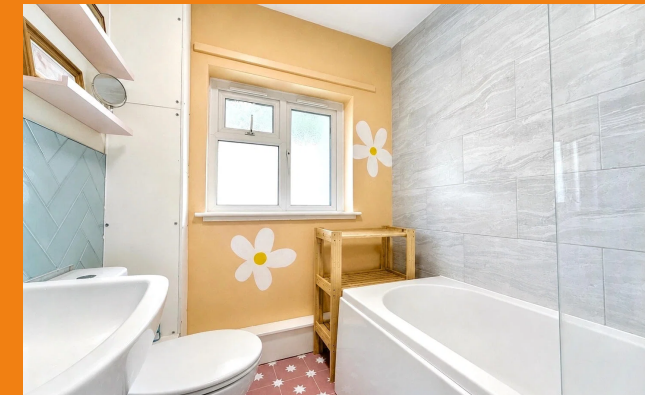
The location is particularly convenient for day to day amenities. A Londis convenience store can be found approximately a two minute walk away on the same road, whilst Hampden Pharmacy is approximately a three minute walk away. For commuters, Aylesbury Train Station is approximately a six minute drive, providing regular rail services into London and surrounding areas. Stoke Mandeville Hospital is also approximately a six minute drive away.

Combining spacious accommodation, excellent storage, attractive views, outstanding lease length and a highly convenient location, this apartment would make an ideal first time purchase, investment opportunity or home for those looking to downsize.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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