





FLOREY GARDENS, AYLESBURY, BUCKINGHAMSHIRE

PRICE £200,000

LEASEHOLD

A two bedroom first floor flat in a highly convenient central location, just a short walk from the town centre and main station. The property offers a living room, kitchen, two bedrooms including a master bedroom with en-suite, and a separate bathroom. Additional benefits include allocated parking, making it ideal for commuters and those seeking easy access to local amenities, transport links, shops and restaurants.

GEORGE DAVID

FLOREY GARDENS

• TWO BEDROOM FIRST FLOOR FLAT • CENTRAL LOCATION • SHORT WALK TO TOWN CENTRE • SPACIOUS LIVING ROOM • TWO BEDROOM WITH BUILT IN WARDROBES • EN SUITE • ALLOCATED PARKING • EXCELLENT ACCESS TO TRANSPORT LINKS





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 property is accessed via a communal entrance with secure entry system and intercom, leading into well-maintained areas. Internally, the flat opens into a hallway providing access to all rooms.

The accommodation includes a spacious living room, featuring a door leading through to the kitchen, creating a practical and sociable layout. The kitchen is fitted with an inset electric hob and oven, along with space for a fridge and washing machine.

There are two well-proportioned bedrooms, both benefiting from built-in wardrobes providing excellent storage. The main bedroom further benefits from an en-suite shower room, adding convenience and privacy. In addition, there is a separate family bathroom comprising a bath with shower over, wash basin and WC.

Externally, the property benefits from one allocated parking space within a secure communal car park, providing both convenience and peace of mind.

This property would make an ideal purchase for first-time buyers, professionals, or investors seeking a well-located home with excellent transport connections and amenities on the doorstep.

NOTES

LEASE INFO - 125 year lease with 105 years left. Ground rent £250 approx per annum. Service charge £175 approx per month.

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.

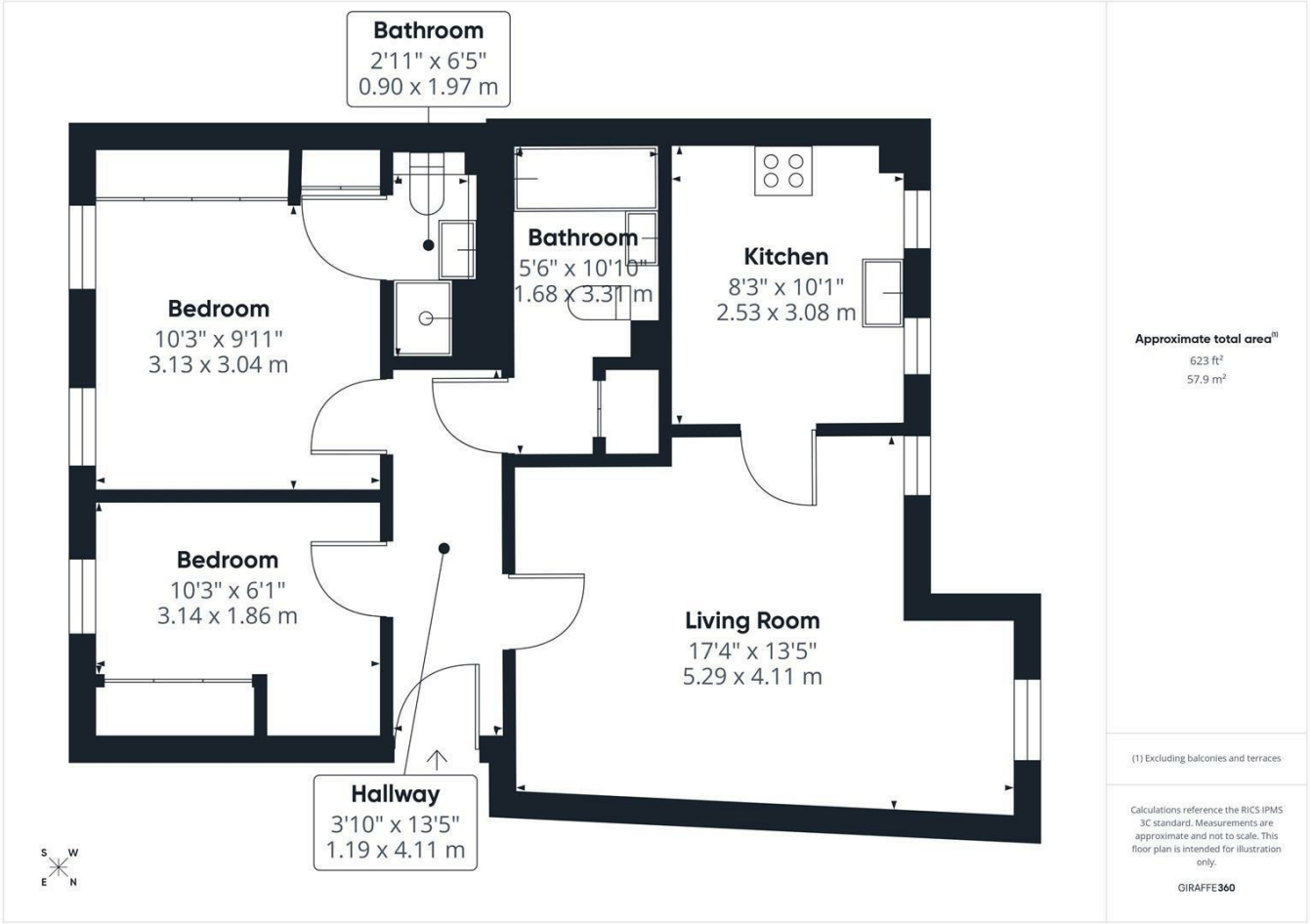
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to 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.

FLOREY GARDENS

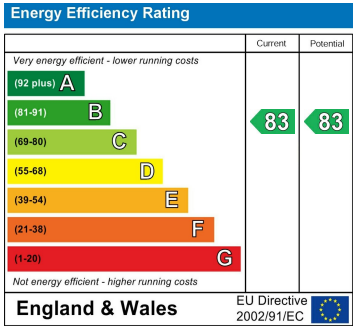












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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