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BUCKINGHAMSHIRE Aston Clinton

Tring ~ 3.5 miles Aylesbury ~ 3.5 miles
Tring Main Line Station (London Euston approx. 42 mins) ~ 5 miles
M25 (J20) ~ 16 miles

(All times & distances approximate)

A rarely available ground floor studio apartment, well presented throughout and benefiting from allocated parking. No upper chain.

ENTRANCE LOBBY : STUDIO : KITCHEN : INNER LOBBY : BATHROOM : COMMUNAL GROUNDS : ALLOCATED PARKING
NO UPPER CHAIN

Price: £105,000

1 Beechwood Court, Buckland Wharf, Aston Clinton, Buckinghamshire HP22 5LQ

ENTRANCE

Timber & obscure glazed door opening to communal entrance hall with secure entry system.

FRONT DOOR

With brass door furniture into:

ENTRANCE LOBBY

Door opening to the apartment.

STUDIO

16'8 x 15'3. A light and spacious with two double glazed windows to front aspect. Double panel radiator. Single panel radiator. Doorway to inner lobby and opening to:



The Studio



The Studio

KITCHEN

7'9 x 5'6. Comprising single sink unit with side drainer and swan style mixer tap. A range of floor standing and wall mounted units with work surfaces and extensive tiling to splash sensitive areas. Space and plumbing for washing machine. Space for fridge. Integrated "Candy" electric oven with four ring "Forenzi" gas hob and concealed extractor hood with light over. Wall mounted "Worcester" combination gas boiler. Tile effect vinyl flooring. Extractor fan. Spotlights. Double glazed window to side aspect.

INNER LOBBY

3'10 x 2'10. Walk-in storage facility. Door to:



The Kitchen

BATHROOM

Comprising panelled bath, pedestal wash hand basin and close coupled WC. Extensive tiling to splash sensitive areas. Single panel radiator. Extractor fan. Double glazed obscure glass window to side aspect.

OUTSIDE

TO THE FRONT

Steps down to a block paved pathway leading through storm porch with outside light.

TO THE REAR

Communal grounds with parking facilities and refuse area. Laid to lawn with specimen trees and flower borders.

PARKING

Allocated parking space, plus visitor parking.



The Parking Facility



The Rear Elevation

GENERAL

AGENT'S NOTES

Maintenance Charge: £70 per month including maintenance of communal grounds, buildings insurance and window cleaning.

LOCAL AUTHORITY

Aylesbury Vale District Council.

SERVICES

We are advised that all mains services are connected.

MORTGAGE ADVICE FROM INDEPENDENT MORTGAGE ADVISERS

We offer Independent Mortgage Advice for all our Clients. For Free, no obligation quote please PHONE on 01442 827000 for further details.

VIEWING

By appointment with Cesare & Co, 48 High Street, Tring, Hertfordshire, HP23 5AG. Telephone 01442 827000.

IMPORTANT NOTICE

Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not constitute any offer or any part of a Contract. The Vendors, his Agents, Cesare & Co and persons in the employment do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Cesare & Co.

Our Ref. 3453

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