

TEASEL STREET, KINGSBROOK, AYLESBURY

PRICE £249,950

LEASEHOLD

A well presented two bedroom top floor flat, ideally situated within the new and popular Kingsbrook development. Offered with no upper chain, this modern home benefits from a secure communal entrance and features a bright living room, contemporary kitchen, two bedrooms and a bathroom. Further highlights include a private balcony and allocated parking, making it an ideal purchase for first-time buyers, downsizers or investors alike.



TEASEL STREET

• KINGSBROOK DEVELOPMENT • NO UPPER CHAIN • TWO BEDROOM TOP FLOOR APARTMENT • ALLOCATED PARKING SPACE • PRIVATE BALCONY • CLOSE TO LOCAL AMENITIES • GREAT ROAD LINKS • SECURE COMMUNAL ENTRANCE • EASY ACCESS TO TOWN AND STATION • MODERN KITCHEN WITH INTEGRATED APPLIANCES



LOCATION

Kingsbrook is an exciting new community of homes in Aylesbury. Designed in close consultation with RSPB, this beautiful location will ensure nature has a home too. Acres of meadowland, parks play areas & new schools will be built here making this a popular family destination. Kingsbrook is on the Southeast side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring & London. Please note there is an Estate Management charge.

ACCOMMODATION

The property is accessed via a secure communal entrance. Upon entering the apartment, you are welcomed by a hallway featuring useful storage cupboards, ideal for coats and household items.

The living room is a particular highlight of the home, benefiting from a Juliet balcony which allows for an abundance of natural light and creates an open, inviting space for both relaxing and entertaining. The kitchen is well-appointed with a range of modern units and work surfaces, and includes an inset gas hob with oven and cooker hood, as well as integrated appliances including a fridge, dishwasher and washing machine.

The property offers two bedrooms, with the main bedroom enjoying the added benefit of direct access

to a private balcony, providing a pleasant outdoor space. The second bedroom is also a good size and would work well as a guest room, home office or nursery.

The bathroom is fitted with a contemporary suite, completing the internal accommodation.

Externally, the property benefits from one allocated parking space, along with well-maintained communal areas.

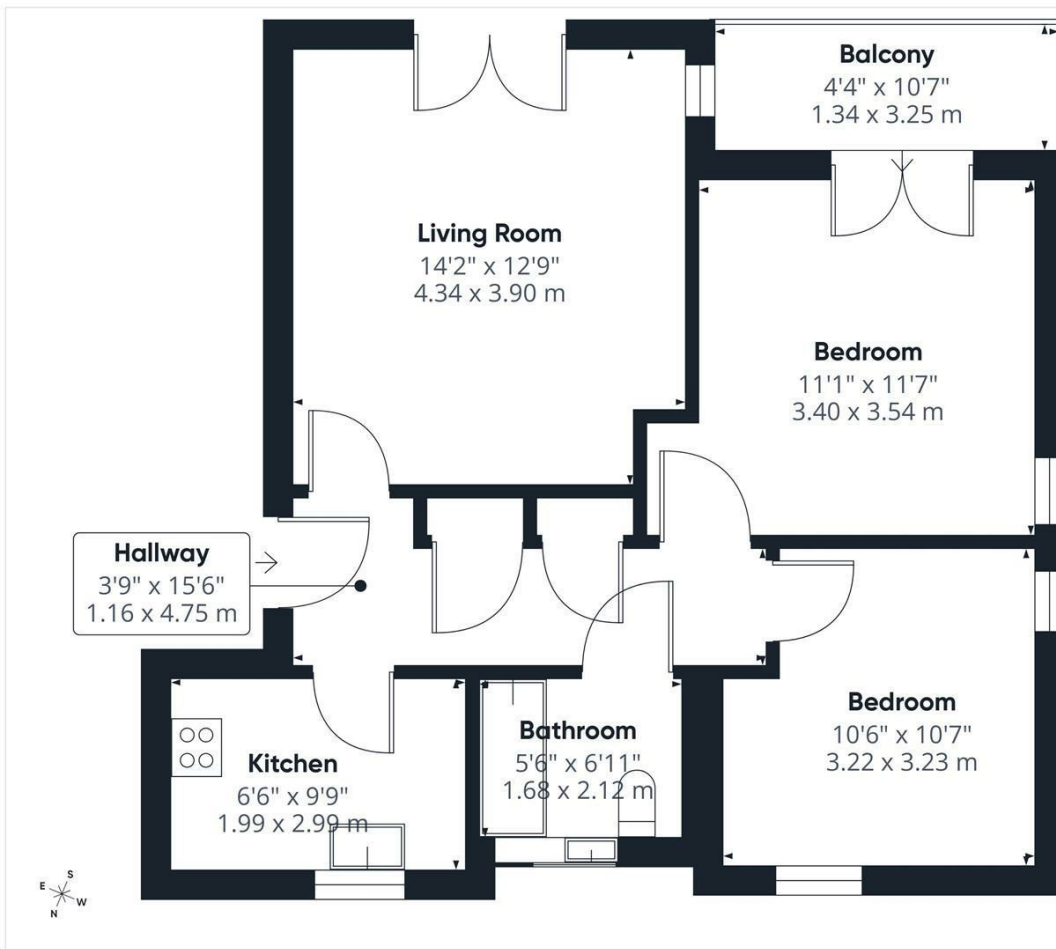
This fantastic apartment would make an ideal first-time purchase, investment opportunity, or downsizing option, combining modern features with a desirable location.

NOTES

LEASE INFO - 99 year lease with 92 years left.
Charges - £900 every 6 months.

TEASEL STREET





Approximate total area⁽¹⁾
 611 ft²
 56.7 m²

Balconies and terraces
 46 ft²
 4.3 m²

(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 | 84 | 84 |
| (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

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