



Weston Court Weston Road, Aston Clinton HP22 5YT



This fantastic one bedroom apartment is ideally located on the ground floor with excellent living accommodation throughout and modern furnishings. Upon entrance you will find a well decorated entrance hall, a beautiful bright and spacious living / dining room, family size bathroom, a fully equipped kitchen and a large master bedroom. Further benefits to this delightful home include allocated parking, storage accommodation, double glazing, electric heating and lovely communal gardens as well as your own small private garden area at the entrance, perfect seating area on summer mornings.

Location

Aston Clinton offers an excellent location for families with shops, post office, pubs and restaurants all within short walking distance, along with Aston Clinton Primary School. The property falls in the catchment of the highly sought after Grammar Schools of Aylesbury and a regular bus service runs to and from Aylesbury. Aston Clinton Park is excellent for dog walks and has a children's play area, allotments and five a side football pitch, further emphasizing what an excellent location this is.....there's even a doctors surgery, pharmacy and dentist in the village. There are several excellent golf courses a short drive away including Chiltern Forest a little over a mile away. There is a regular bus service through the village linking Aylesbury to Watford and the A41 dual carriageway is easily accessible giving convenient access to the M25 (jtn 20) in 15 mins or so, making the journey to Heathrow and other London airports quite simple. There are train stations at Tring (serving London Euston) and nearby Wendover and Aylesbury (Marylebone).





welcome to

Weston Court Weston Road, Aston Clinton

- Perfect For First Time Buyers / Investors
- One Bedroom Ground Floor Apartment
- Share Of Freehold
- Bright & Spacious Throughout
- Sought After Location

Tenure: Leasehold EPC Rating: D

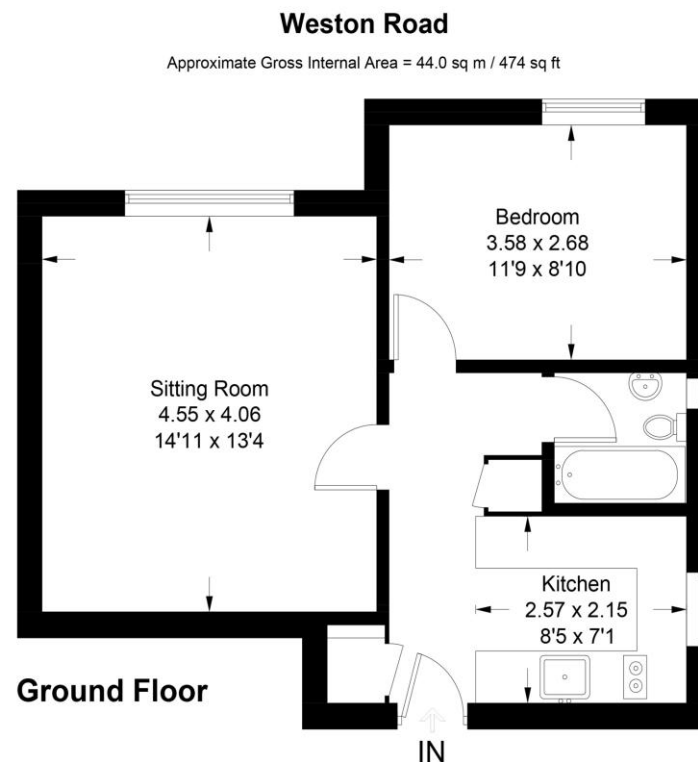
Council Tax Band: B Service Charge: 780.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£195,000

Located in Weston Court is this beautiful one bedroom ground floor apartment. This share of freehold property is perfect for first time buyers and investors alike.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1286223)

check out more properties at brownandmerry.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
TRG108856 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk