





ALBERT STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £189,950

LEASEHOLD

One Bedroom Ground Floor Maisonette – Central Location

Situated in a convenient central location, this one bedroom ground floor maisonette is just a short walk from the town centre and offers easy access to the station. The property is offered with no onward chain and benefits from its own garden. Accommodation comprises a living room, kitchen, bedroom and bathroom, making this an ideal purchase for first-time buyers, downsizers or investors.

GEORGE DAVID

ALBERT STREET

• ONE BEDROOM GROUND FLOOR MAISONETTE • CENTRAL LOCATION • NO ONWARD CHAIN • MINUTES' WALK TO TOWN CENTRE • FULLY PAVED REAR GARDEN • DOUBLE BEDROOM





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 accommodation comprises an entrance hall leading to a double bedroom positioned to the front of the property.

The living room has space for living and dining furniture and leads through to the kitchen. The kitchen comprises an inset gas hob, oven under and extractor fan over. There is space and plumbing for a washing machine and a door to the garden.

The bathroom is off of the living room and has a bathtub with shower, wc, wash basin and storage cupboard.

Outside the property has an enclosed fully paved garden for ease of maintenance.

NOTE

LEASE INFO - 999 year lease with 996 years left. Service charge £50 p/m.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

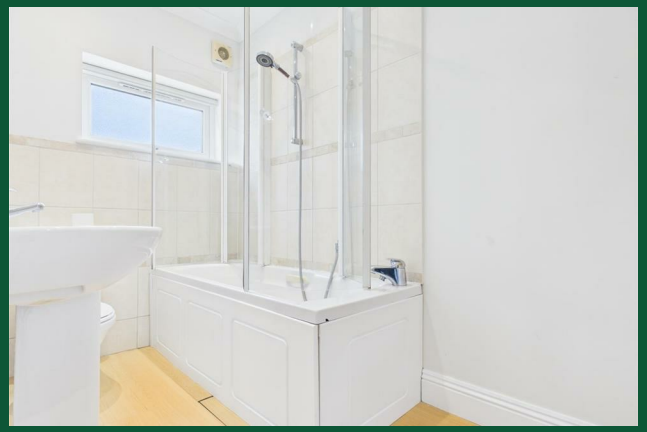
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

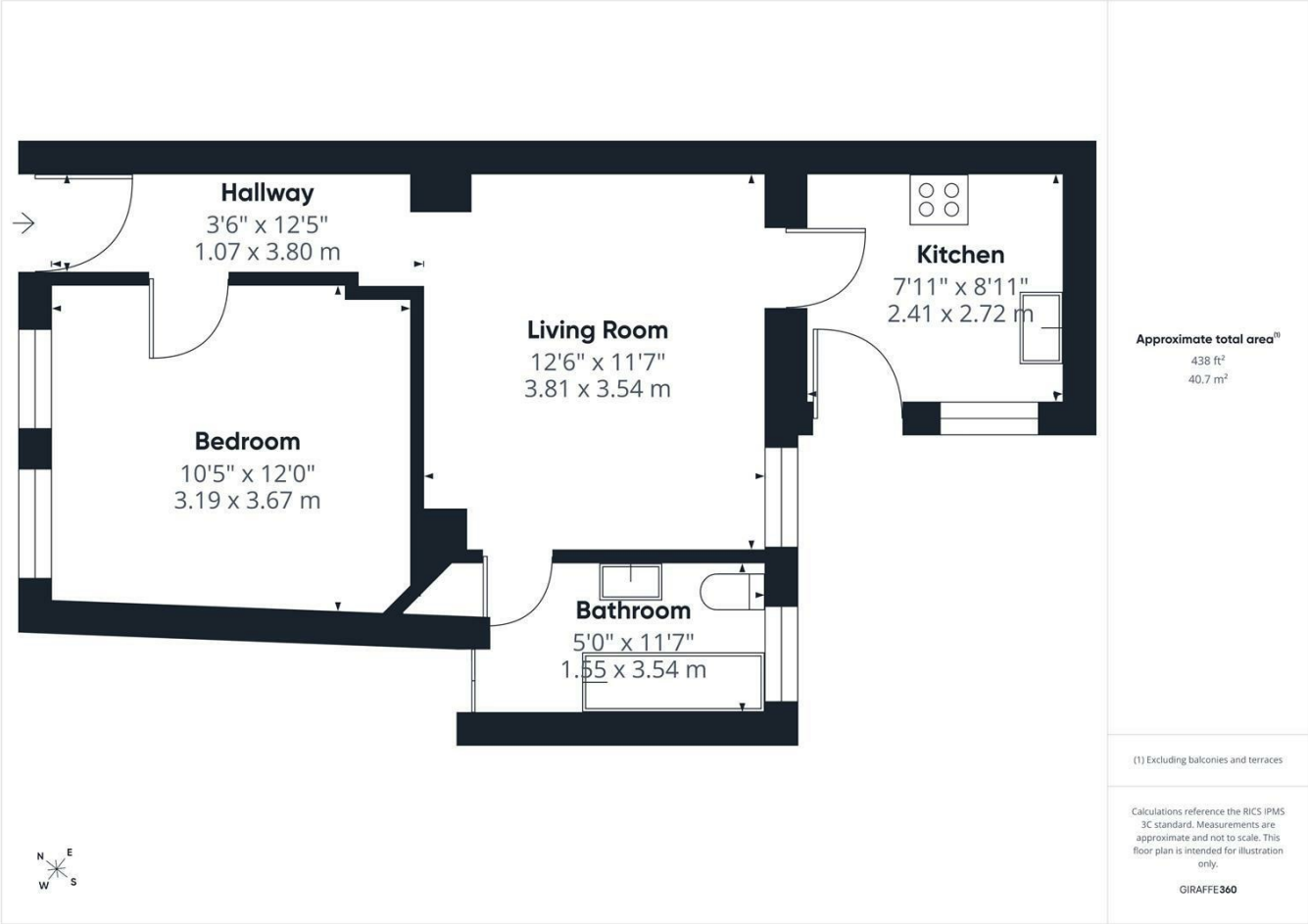
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

ALBERT STREET









Approximate total area(1)

438 ft²

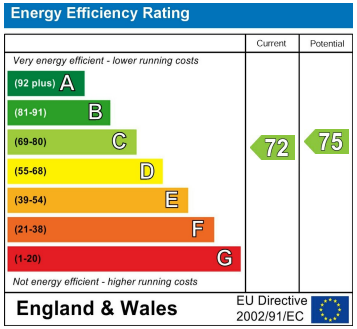
40.7 m²

(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.

GIRAFFE360





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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