



**BOULTON ROAD, ASTON REACH, AYLESBURY**

**PRICE £131,400**

**LEASEHOLD**

**\*\* 36% SHARED OWNERSHIP \*\*** A modern two bedroom terraced home situated in the modern Aston Reach development, making an ideal first-time purchase. Conveniently located close to local amenities and offering excellent road links, the property features a living room, cloakroom, and a contemporary kitchen/diner. Upstairs offers two double bedrooms and a family bathroom. Outside benefits include an enclosed rear garden and allocated parking.



# BOULTON ROAD

- 36% SHARED OWNERSHIP • MODERN TWO BEDROOM TERRACED HOUSE • POPULAR ASTON REACH DEVELOPMENT • IDEAL FIRST TIME PURCHASE • GROUND FLOOR CLOAKROOM • MODERN KITCHEN/DINER • TWO DOUBLE BEDROOMS • LOW MAINTENANCE REAR GARDEN • EXCELLENT ROAD LINKS • ACCESS TO LOCAL AMENITIES



## LOCATION

Aston Reach is ideally positioned close to the popular village of Weston Turville and the established amenities of Bedgrove, including local shops, supermarkets, and healthcare facilities. Residents benefit from easy access to well-regarded local schools, making it an attractive choice for families. For commuters, the location is particularly appealing, with convenient road links via the A41 and A418 providing routes towards London, Tring, and Milton Keynes, while Aylesbury railway station offers direct services into London Marylebone in just over an hour.

## ACCOMMODATION

The accommodation begins with an entrance hall featuring stairs rising to the first floor. To the front of the property is a comfortable living room, providing a welcoming space to relax and entertain. There is also a useful cloakroom fitted with a WC and wash hand basin.

To the rear, the stylish kitchen/diner is fitted with a range of modern wall and base units with complementary work surfaces and includes an inset gas hob with oven and cooker hood over. Integrated appliances include a fridge freezer and washing machine, while a useful storage cupboard adds further practicality. The dining area offers space for a table and chairs and enjoys access to the rear garden.

On the first floor, the landing provides loft access and leads to two double bedrooms along with the family bathroom, fitted with a modern suite comprising bath with shower over, wash hand basin and WC.

Externally, the rear garden has been designed for low maintenance and features a patio seating area, artificial lawn and a garden shed. The property further benefits from allocated parking.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

## NOTES

LEASE INFO - 125 year lease with 120 years left. Ground Rent £562.21. Service Charge £85.94.

# BOULTON ROAD





Ground Floor



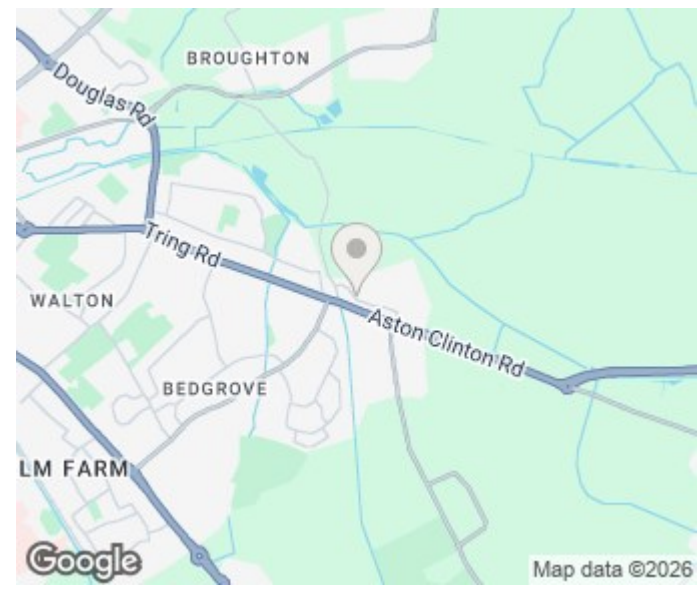
Floor 1

Approximate total area<sup>(1)</sup>  
796 ft<sup>2</sup>  
73.9 m<sup>2</sup>

(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			97
(81-91) B		85	
(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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