



BROOKS MEWS, AYLESBURY, BUCKINGHAMSHIRE

PRICE £190,000

LEASEHOLD

Situated in a convenient location within walking distance of the town centre and train station, this well presented one bedroom top floor flat is offered for sale with no upper chain. The property features an open-plan living kitchen area, a double bedroom, and a bathroom. Further benefits include a private balcony and allocated parking. An ideal opportunity for first-time buyers, investors or those seeking a conveniently located home.



BROOKS MEWS

- ONE BEDROOM TOP FLOOR
- FLAT • CONVENIENT LOCATION • NO UPPER CHAIN • OPEN PLAN
- LIVING/KITCHEN • BALCONY • ONE ALLOCATED PARKING SPACE • DOUBLE BEDROOM WITH BUILT-IN WARDROBES • KITCHEN WITH INTEGRATED APPLIANCES



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.

ACCOMMODATION

The property is entered via a welcoming entrance hall, providing access to the accommodation and featuring useful storage cupboards, ideal for keeping everyday items neatly tucked away.

The bathroom is fitted with a bathtub with shower over, wash basin and WC. Further features include a heated towel rail, providing comfort and convenience.

A well proportioned double bedroom offering ample space for bedroom furniture. The room benefits from built-in wardrobes, providing useful storage and helping to maximise the available floor space.

The open-plan living/kitchen forms the main reception space of the property, offering a versatile area with

ample room for both living and dining furniture. A useful storage cupboard adds further convenience, while doors open directly onto the balcony, creating a pleasant extension to the living space and providing an opportunity to enjoy some fresh air.

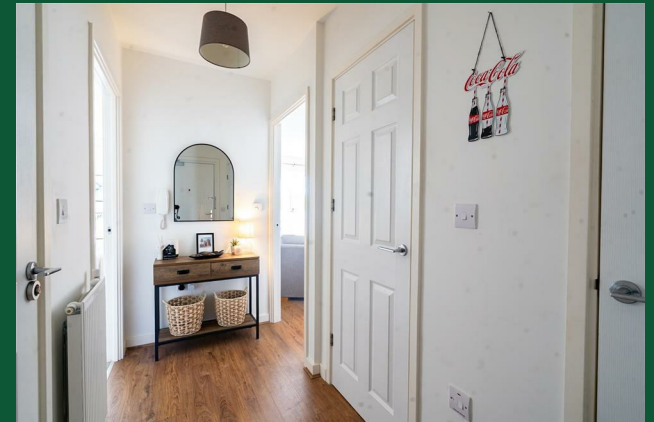
The kitchen area is fitted with a range of units and integrated appliances, including: Inset gas hob, oven and cooker hood, integrated fridge freezer and an integrated washing machine. The open-plan layout creates a sociable and practical environment, combining cooking, dining and relaxation in one well-designed space.

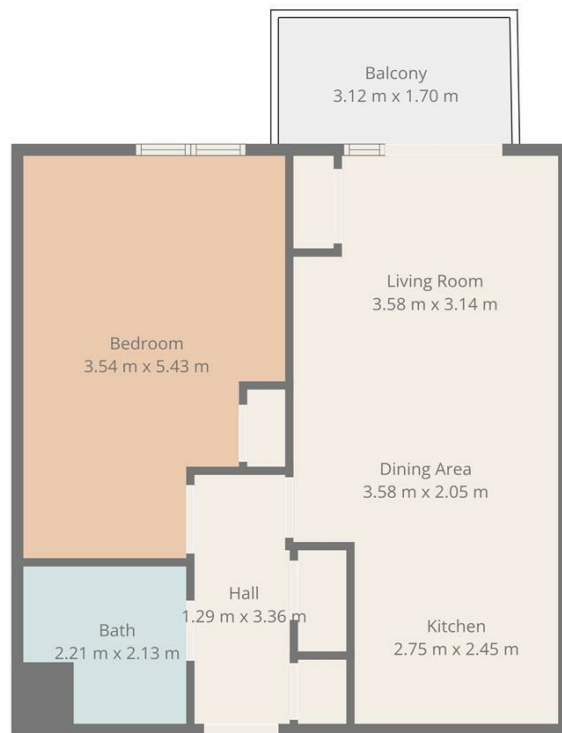
The property includes one allocated parking space, providing convenient off-road parking for residents.

NOTES

LEASE INFO - 125 year lease with 114 years left. Ground rent £200 p/a. Service charge £918.16 p/a approx. paid in two 6 monthly payments.

BROOKS MEWS





TOTAL: 55 m2
 Ground floor: 55 m2
 EXCLUDED AREAS: BALCONY: 5 m2, WALLS: 5 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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