





STADIUM APPROACH, AYLESBURY, BUCKINGHAMSHIRE

OFFERS OVER £200,000

LEASEHOLD

Situated on the south side of Aylesbury, this well- positioned two bedroom first-floor flat is just a short walk from Stoke Mandeville Hospital, making it an ideal choice for first-time buyers, professionals or investors. The property offers open-plan living/kitchen area, two bedrooms and a bathroom. Further benefits include one allocated parking space and the advantage of being offered for sale with no upper chain.

GEORGE DAVID

STADIUM APPROACH

• TWO BEDROOM FIRST FLOOR FLAT • NO UPPER CHAIN • LIFT ACCESS • OPEN PLAN LIVING/KITCHEN AREA • ONE ALLOCATED PARKING SPACE • MINUTES WALK TO HOSPITAL





LOCATION

The Green is a modern housing development situated in a convenient position just south of Aylesbury's town centre and within close walking distance to Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and has several amenities close by including a Gym/Sports Centre, Asda Supermarket, Convenience Store and Take Away. There is a choice of train stations at Aylesbury Central and Stoke Mandeville offering mainline services into London Marylebone, both of which are under two miles away. The local Primary School, William Harding Combined, is within short walking distance and the estate falls into the Aylesbury Grammar School catchment area.

ACCOMMODATION

Upon entering, the entrance hall provides access to all principal rooms and benefits from a useful storage cupboard.

The property offers two bedrooms, with the main bedroom benefiting from built-in wardrobes, providing practical storage. The accommodation is completed by a bathroom.

The heart of the home is the open-plan living/kitchen area, providing a sociable and versatile space for both relaxing and entertaining. There is ample room for a range of furniture, while doors open onto a Juliet balcony, allowing plenty of natural light into the room.

The fitted kitchen is well equipped with an inset gas hob and oven, with a splashback and extractor hood over. There is also an integrated washing machine and space for a fridge/freezer.

Externally, the property benefits from one allocated parking space.

NOTES

LEASE INFO - 130 year lease with 120 years left. Ground rent £275 p/a. Service charge £2843 p/a.

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.

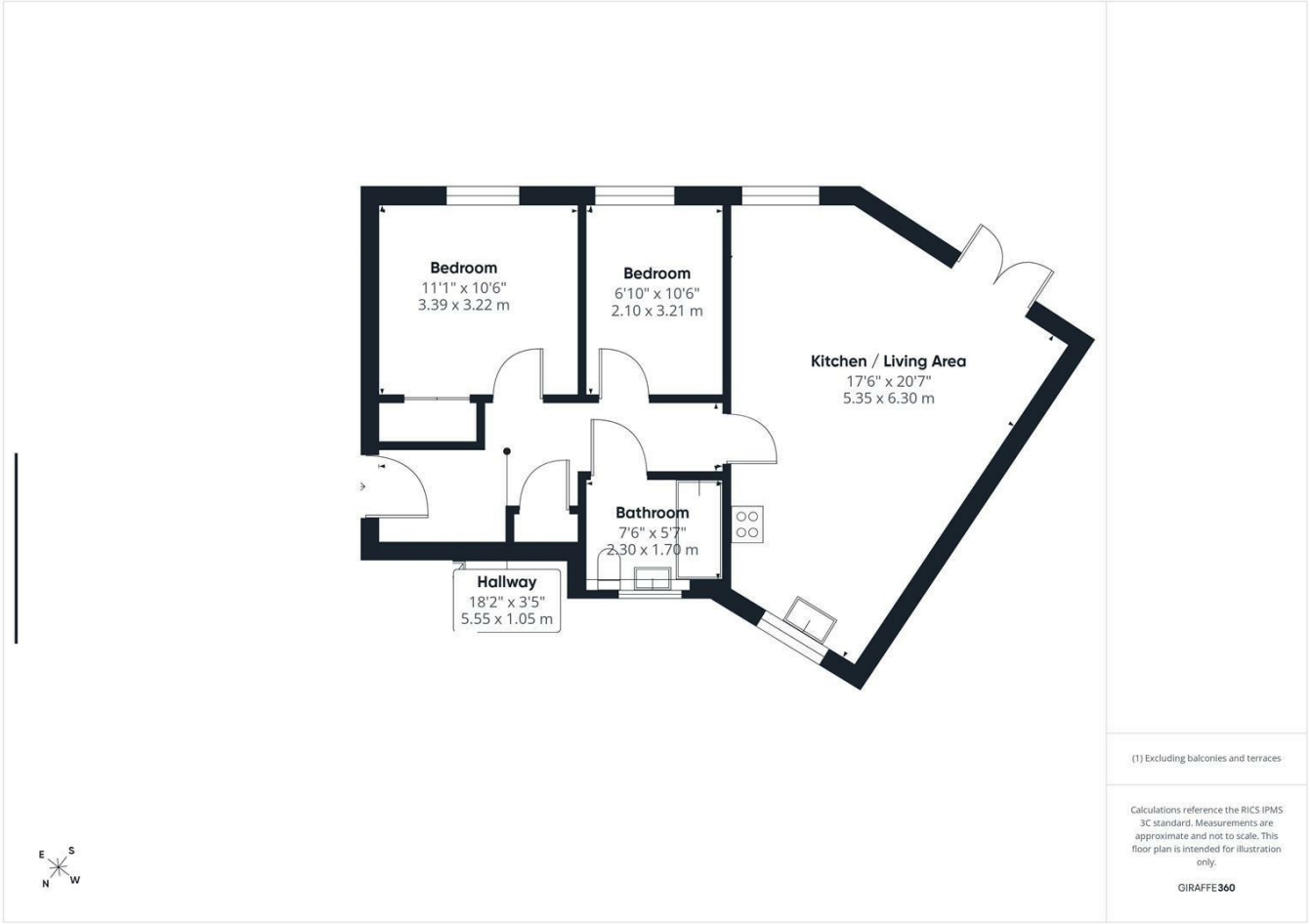
VAT per person. This fee is non-refundable under any circumstances.

STADIUM APPROACH

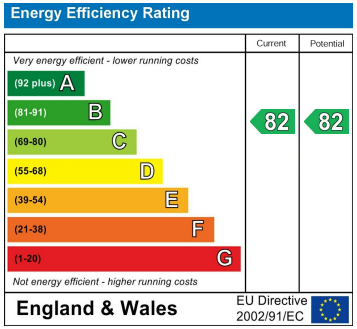












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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