



## LAVRIC ROAD, WALTON COURT, AYLESBURY

PRICE £170,000

LEASEHOLD

A first floor duplex apartment situated in a popular residential location, offered for sale with no upper chain. Conveniently positioned close to playing fields and a range of local amenities, the accommodation comprises a kitchen, living room, two double bedrooms, and a bathroom with separate WC. Further benefits include access to a communal garden and off-road parking, making this an ideal first-time purchase or investment opportunity.



## LAVRIC ROAD

- FIRST FLOOR DUPLEX APARTMENT • NO UPPER CHAIN • POPULAR RESIDENTIAL LOCATION • CLOSE TO PLAYING FIELDS AND LOCAL AMENITIES • OFF ROAD PARKING • TWO DOUBLE BEDROOMS • ACCESS TO COMMUNAL GARDEN • IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY



### LOCATION

A family-based estate, very well established with some parts dating back to the 1930's. The area offers shopping facilities in a number of locations within the estate as well as fast food restaurants, religious centres, community halls and regular bus services reaching in and around the town. The new pedestrian bridge by the Railway Station links the heart of the town centre and Southcourt making all amenities very accessible by foot or cycle. There is a primary school and secondary school on the estate and the area forms part of the Aylesbury Grammar school catchment.

### ACCOMMODATION

The accommodation is entered via an entrance hall with stairs rising to the first floor. The kitchen is fitted with a range of units and offers space for a fridge, cooker and washing machine, complemented by a useful breakfast bar providing an informal dining area. The bright and spacious living room enjoys plenty of natural light and features an attractive fireplace together with a useful storage cupboard.

To the upper floor, the landing provides access to the loft space and incorporates an airing cupboard. There are two double bedrooms, both offering ample room for furnishings. The bathroom is fitted with a white suite comprising a bathtub with shower over and a heated towel rail, while a separate WC adds further

practicality.

Externally, residents have access to a communal garden, together with the convenience of off-road parking. Combining spacious accommodation with a popular setting and the advantage of no onward chain, this appealing duplex apartment is sure to attract a variety of purchasers.

### NOTE

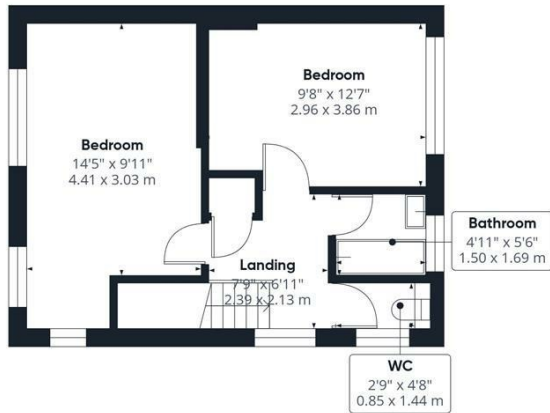
LEASE INFO - 95 year lease with 85 years left. Ground rent £10 pa. Service charge £138 pm.

# LAVRIC ROAD





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
744 ft<sup>2</sup>  
69.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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