





KERR PLACE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £81,000

LEASEHOLD

** 50% SHARED OWNERSHIP ** A well presented one bedroom third-floor flat ideally located within walking distance of the town centre and train station. Offered with no upper chain, the property features an open-plan living area and kitchen, a double bedroom, modern bathroom, and benefits from allocated parking. Perfect for first-time buyers or investors.

GEORGE DAVID

KERR PLACE

• 50% SHARED OWNERSHIP • CENTRAL LOCATION • THIRD FLOOR APARTMENT • PRIVATE GATED PARKING • OPEN PLAN LIVING AREA/KITCHEN • SPACIOUS ENTRANCE HALL WITH STORAGE • ONE DOUBLE BEDROOM • NO UPPER CHAIN





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 property boasts a spacious entrance hall with multiple built-in storage cupboards, offering excellent practical space. The generously sized double bedroom is well-lit and comfortably accommodates bedroom furnishings.

The contemporary bathroom is fitted with a modern white suite including a bath with shower over, wash basin and WC.

The highlight of the home is the bright and airy open-plan living area and kitchen, featuring floor-to-ceiling windows that flood the space with natural light. The kitchen is well-appointed with an inset electric hob and oven, and offers ample space for additional appliances.

Further benefits include allocated parking in a secure gated car park, double glazing, and electric heating throughout.

This superb flat combines comfort, convenience, and style in a central location, making it a must-see property.

NOTES

LEASE INFO - 999 year lease with 978 years left. Ground rent £100p/a. Service charge £1458 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.

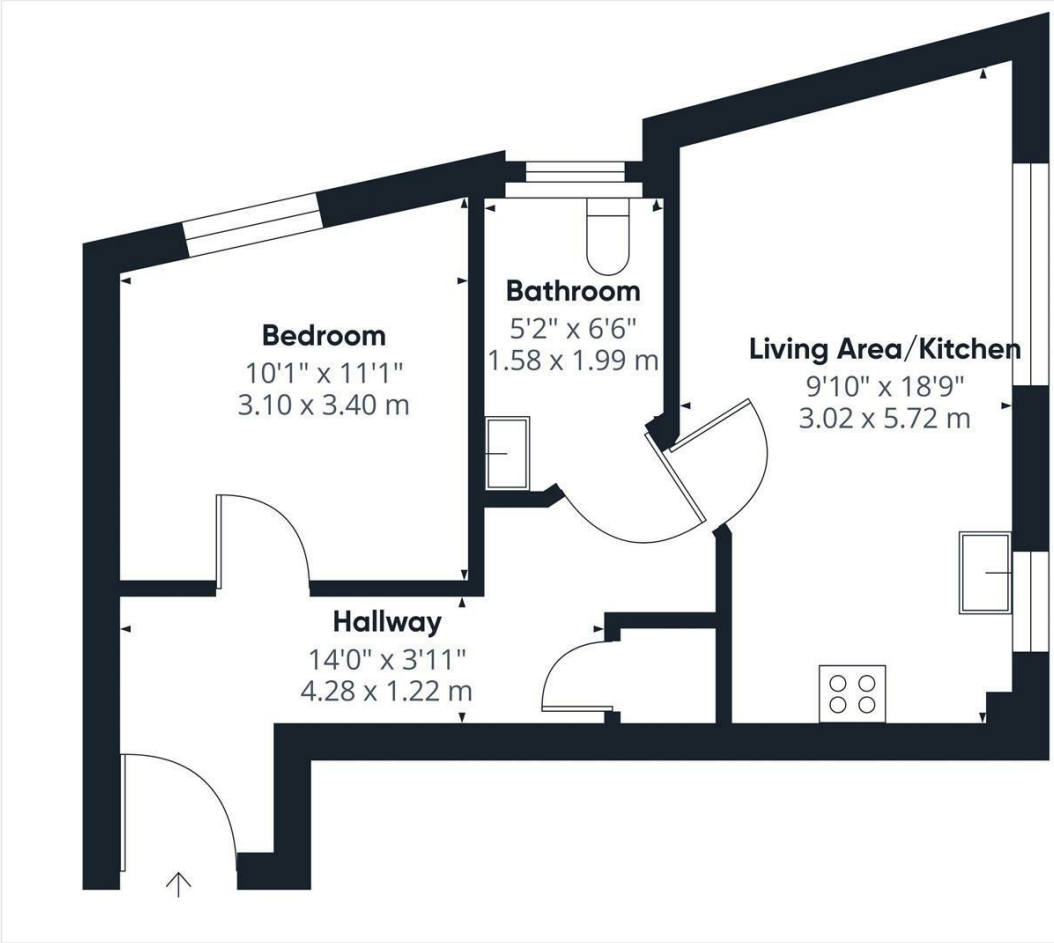
If your offer is accepted and a sale is confirmed in

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.

KERR PLACE







Approximate total area(1)

414 ft²

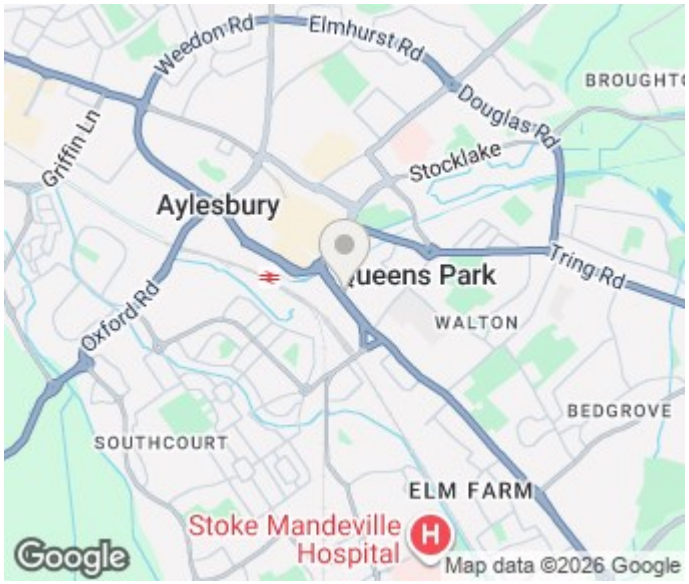
38.4 m²

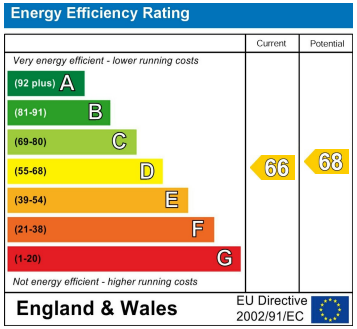
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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