



## VIRIDIAN SQUARE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £220,000

LEASEHOLD

NO UPPER CHAIN - 999 YEAR LEASE FROM CONSTRUCTION - WALKING DISTANCE TO THE TOWN CENTRE AND TRAIN STATION - PRIVATE BALCONY -



# VIRIDIAN SQUARE

- CENTRAL LOCATION • TWO BEDROOM FIRST FLOOR FLAT • NO UPPER CHAIN • ALLOCATED PARKING SPACE • WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE • MASTER BEDROOM WITH EN SUITE • MODERN KITCHEN WITH INTEGRATED APPLIANCES • 980 YEAR LEASE



## 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 is accessed via a welcoming entrance hall with a useful storage cupboard. The master bedroom benefits from its own en suite shower room, while a further bedroom is served by a modern family bathroom.

The dual aspect living room enjoys plenty of natural light and features doors leading out to a private balcony. The separate kitchen is well-equipped with a range of integrated appliances including a fridge, washing machine, dishwasher, inset electric hob,

oven, cooker hood and splashback.

Additional benefits include an allocated parking space located in the secure underground car park.

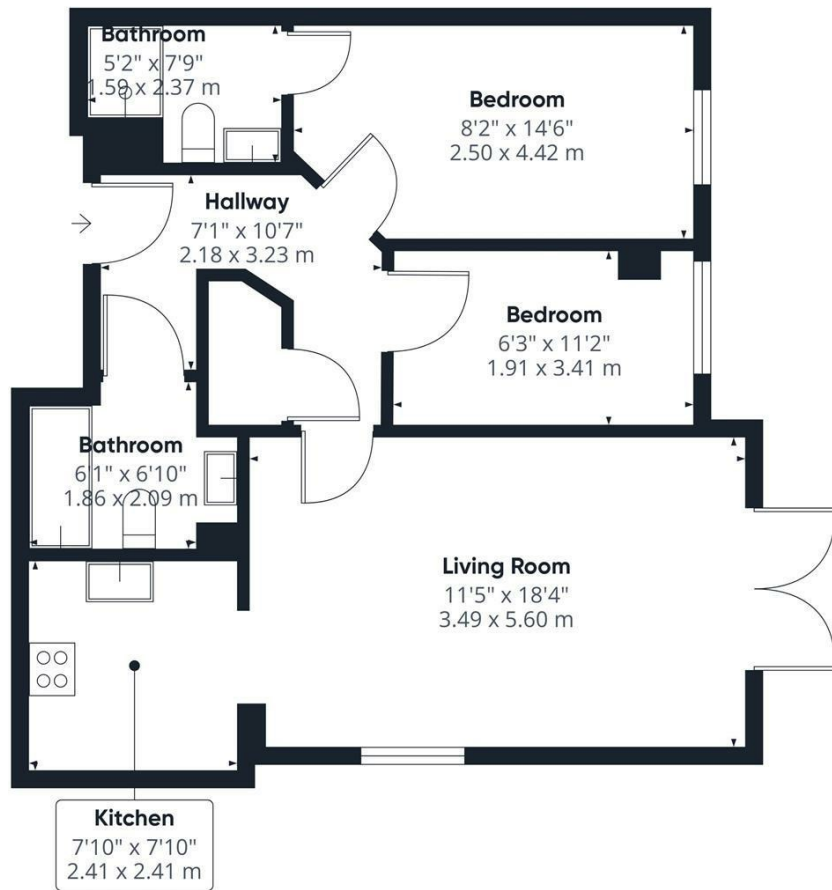
This property combines convenience, comfort and style, making it a fantastic opportunity for first-time buyers, downsizers or investors alike.

## NOTES

LEASE INFO - 999 year lease with 980 years left. Ground Rent £175 p/a. Service Charge £70 approx p/m.

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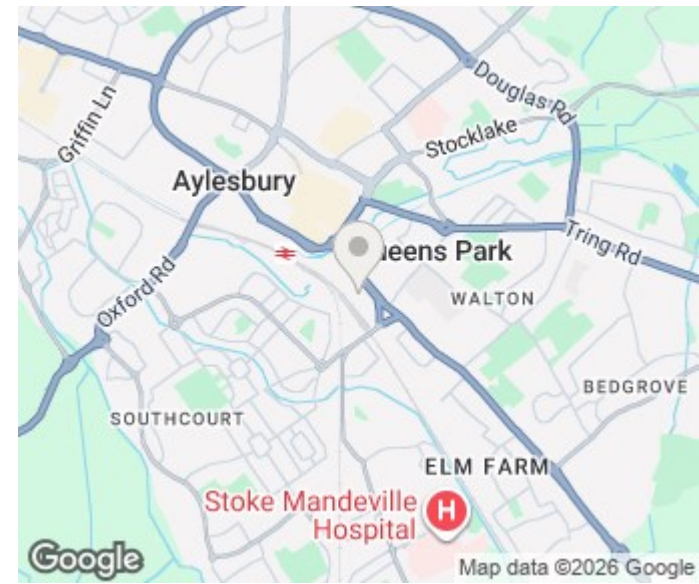


Approximate total area<sup>(1)</sup>  
627 ft<sup>2</sup>  
58.3 m<sup>2</sup>

(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			
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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