





BELGRAVE ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £160,000

LEASEHOLD

A well presented first-floor one bedroom maisonette situated in a popular residential location, conveniently positioned close to a range of amenities, parks and easy access to the town centre. The property offers comfortable accommodation comprising a living room, kitchen, bedroom and bathroom. Further benefits include front and rear gardens, together with an off-road parking space.

GEORGE DAVID

BELGRAVE ROAD

• POPULAR RESIDENTIAL LOCATION • FIRST FLOOR ONE BEDROOM MAISONETTE • WELL PRESENTED THROUGHOUT • OFF-ROAD PARKING SPACE • DOUBLE BEDROOM • PRIVATE REAR GARDEN WITH SUMMER HOUSE • EASY ACCESS TO TOWN • IDEAL FIRST-TIME BUY OR INVESTMENT PROPERTY





LOCATION

The property is located to the north of Aylesbury town centre, with good road access towards the A41 north/M40 and south towards the M25. Open fields provide plenty of opportunities for dog walking. Local amenities include two primary schools, a secondary school, doctors' surgery, convenience stores, chemists, a pub restaurant and several children's playgrounds. Aylesbury Parkway Station is also conveniently located nearby and can be accessed directly on foot or by bicycle via the Waddesdon Greenway.

ACCOMMODATION

The property is accessed via its own front door, with stairs leading to the first floor. The area also provides access to the loft and houses a useful airing cupboard.

The living room is a comfortable space, offering ample room for a range of living and dining furniture.

The kitchen is fitted with a range of units and incorporates an inset electric hob, oven and cooker hood. There is also designated space for a fridge, washing machine and dishwasher, providing practical facilities for everyday living.

The double bedroom offers good space for bedroom furniture and benefits from natural light.

The fully tiled bathroom is fitted with an enclosed shower cubicle, WC, heated towel rail and wash basin with storage under.

Outside, the property benefits from a private gravelled rear garden, providing a low-maintenance outdoor space. The garden also features a summer house and rear access leading directly to the property's off-road parking space. To the front is a shared front garden.

Overall, this is a well presented maisonette offering comfortable accommodation, private outdoor space and convenient parking, all within a popular residential setting close to a good range of everyday amenities, schools and green spaces.

NOTE

LEASE INFO - 99 year lease with 90 years left. Ground Rent £250 p/a. Service Charge £950 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.

BELGRAVE ROAD

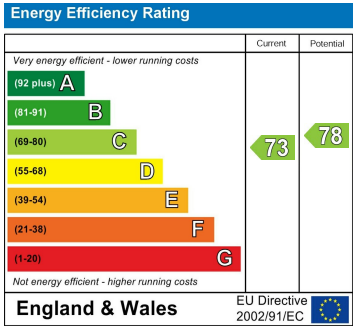












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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