



KERR PLACE, AYLESBURY, BUCKINGHAMSHIRE

50% SHARED OWNERSHIP

£81,000
LEASEHOLD

**** 50% SHARED OWNERSHIP **** A fantastic opportunity to purchase a one bedroom apartment within walking distance to the town centre & train station. The property is set on the top floor and benefits from - two secure entrances with telephone entry system - allocated parking in a secure car park.



KERR PLACE

- 50% SHARED OWNERSHIP • ONE BEDROOM FLAT • WALKING DISTANCE TO TOWN CENTRE & STATION • OPEN PLAN LIVING • TOP FLOOR • SECURE ENTRANCE WITH TELEPHONE SYSTEM • ALLOCATED PARKING IN SECURE CAR PARK • COUNCIL TAX BAND B



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

HALLWAY - Doors to the living area, bedroom and bathroom. Storage cupboards.

OPEN PLAN LIVING AREA/KITCHEN - Bright room with space for a sofa set and dining set. Range of wall and base kitchen units with worktops, inset electric hob, oven and cooker hood, space for fridge/freezer and washing machine.

BEDROOM - Double room.

BATHROOM - WC, hand wash basin, bathtub with mixer shower, heated towel rail.

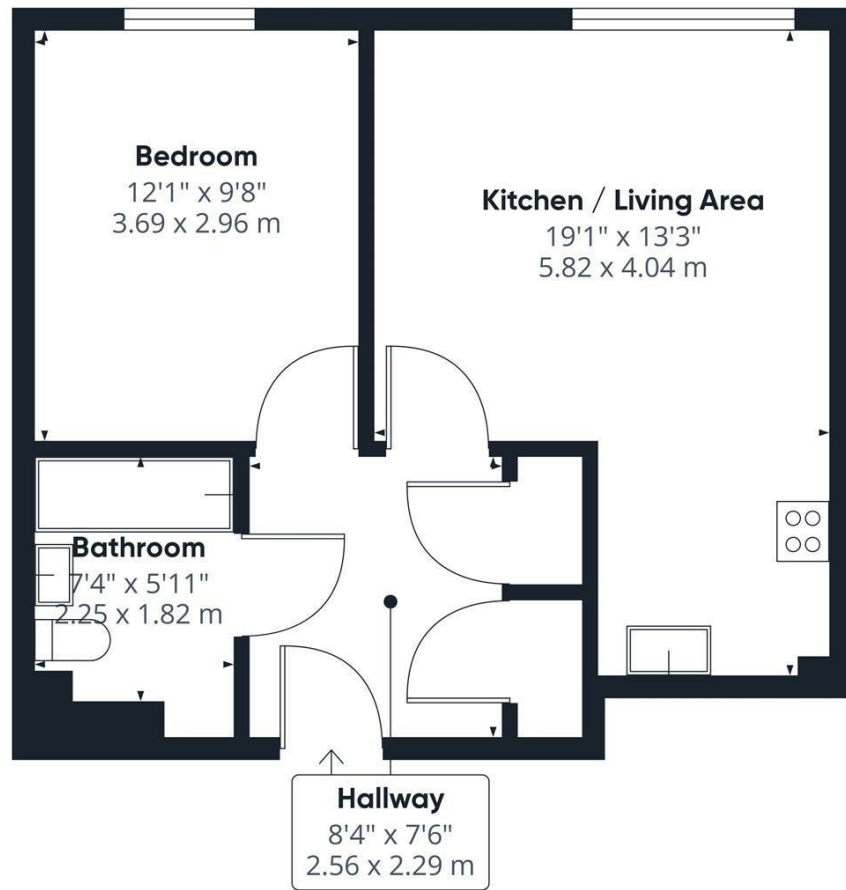
PARKING - One allocated space in a secure car park with key fob and code entry system.

NOTES

1. Lease length is 999 years from March 2004, currently 979 years.
2. Selling 50% for £85,000.
3. Rent on other 50% is £352.85 per month.
4. Service charge is £1438.59 per year.
5. Ground rent is £100 per year.
6. Maximum staircasing on the property is 95%.

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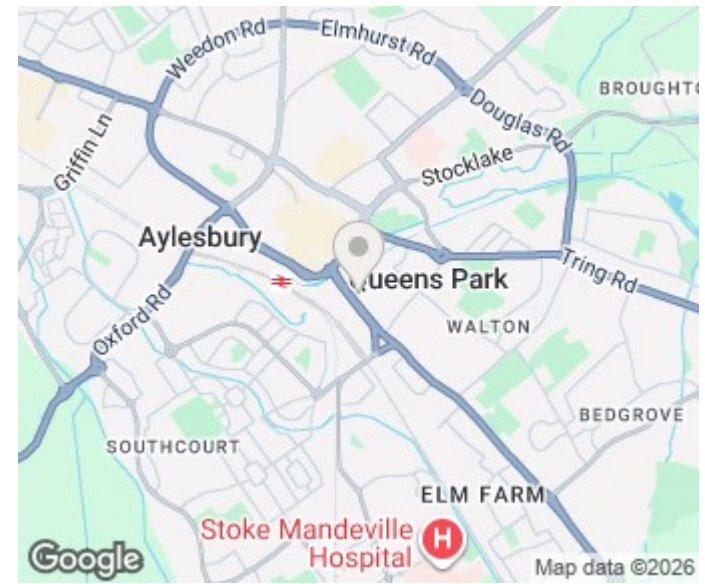
Approximate total area⁽¹⁾
451.98 ft²
41.99 m²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

