



MITCHELL CLOSE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £200,000

LEASEHOLD

**** 50% SHARED OWNERSHIP **** A well located three bedroom terraced home set over three floors, within easy walking distance of the train station and town centre. The property offers a living room, modern kitchen, and a convenient cloakroom. Upstairs features three bedrooms, including a master with en suite, plus a family bathroom. Outside, there's a private garden, a balcony, and allocated parking.



MITCHELL CLOSE

- 50% SHARED OWNERSHIP • THREE BEDROOM
- TERRACED HOUSE • CENTRAL
- LOCATION • ALLOCATED PARKING • SET OVER
- THREE FLOORS • PRIVATE BALCONY &
- GARDEN • WALKING DISTANCE TO
- STATION • WALKING DISTANCE TO TOWN
- CENTRE • EN SUITE, FAMILY BATHROOM &
- CLOAKROOM • ALL DOUBLE BEDROOMS



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.

ACCOMMODATION

Arranged over three floors, the property is entered via an entrance hall with stairs rising to the upper levels. The modern kitchen is fitted with a range of units and benefits from an inset gas hob, oven and grill, cooker hood, and integrated appliances including a fridge, washing machine and dishwasher. A convenient cloakroom is also located on the ground floor. To the rear, the living room provides a comfortable space, complete with a useful storage cupboard and a door opening directly onto the garden.

The first floor offers two double bedrooms, along with a family bathroom and an airing cupboard. Stairs continue to the second floor, where the master bedroom can be found, featuring a built-in wardrobe and a private en suite. This floor also provides

access to a private balcony, offering an ideal spot to enjoy some outdoor space.

Externally, the property benefits from an enclosed rear garden with a built-in seating area, a shed for additional storage and gated rear access. To the front, there is an allocated parking space.

This attractive home combines modern living with a highly convenient location, making it an excellent choice for a range of buyers.

NOTES

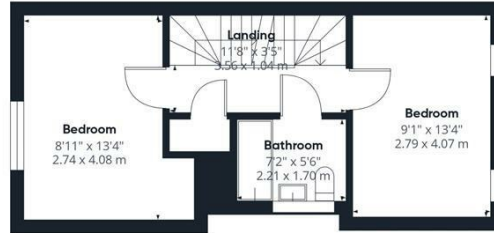
LEASE INFO - 125 year lease with 117 years left. Rent, service charge and buildings insurance approx £604.10 p/m.

MITCHELL CLOSE

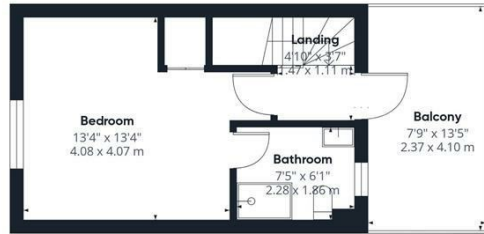




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
992 ft²
92.1 m²

Balconies and terraces
104 ft²
9.7 m²

(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			96
(81-91) B		85	
(69-80) C			
(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

