



**BUCKINGHAM STREET, AYLESBURY, BUCKINGHAMSHIRE**

**PRICE £220,000**

**LEASEHOLD**

A two bedroom second-floor flat situated within a gated development in a central location, just a short walk from the town centre and local amenities. Offered with no upper chain, the accommodation comprises a kitchen, spacious living room, two bedrooms, en suite and a separate bathroom. Further benefits include one allocated parking space, making this an ideal first-time purchase or investment opportunity.



## BUCKINGHAM STREET

### NOTES

LEASE INFO - 999 year lease with 974 years left.

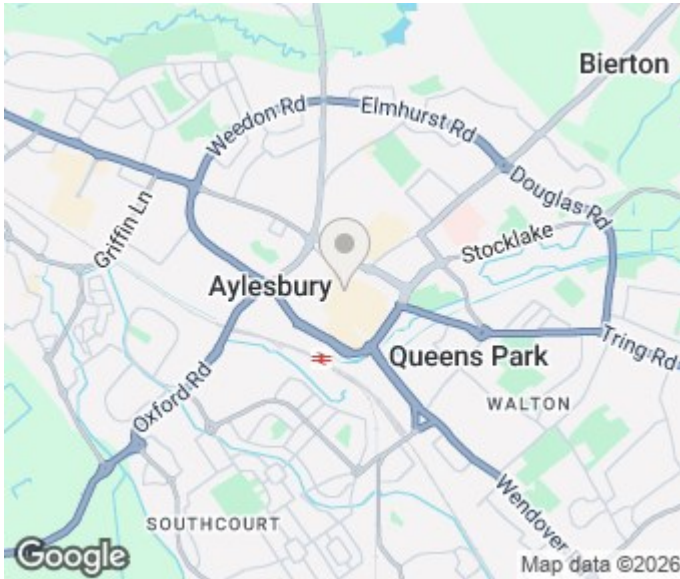
Ground rent £150 pa. Service charge £1980 pa.


- TWO BEDROOM SECOND-FLOOR FLAT
- GATED DEVELOPMENT
- NO UPPER CHAIN
- ONE ALLOCATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- SPACIOUS LIVING ROOM
- SHORT WALK TO TOWN CENTRE
- MAIN BEDROOM WITH EN SUITE



# BUCKINGHAM STREET





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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