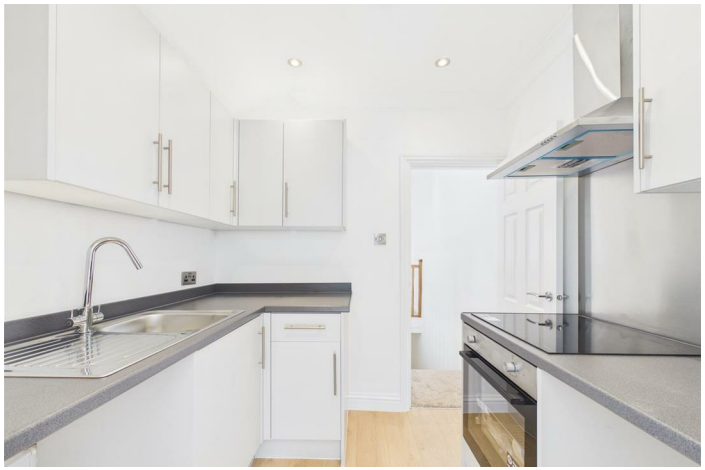






QUEENS PARK, AYLESBURY, BUCKINGHAMSHIRE

PRICE £169,950

LEASEHOLD

A fully renovated one bedroom first floor character maisonette. The property is situated within walking distance of the town centre and train station and sold with no upper chain.

GEORGE DAVID

QUEENS PARK

• FULLY RENOVATED ONE BEDROOM FIRST FLOOR MAISONETTE • NEWLY FITTED KITCHEN • NEWLY FITTED BATHROOM • ELECTRICAL RE-WIRE • RE-PLUMBED AND NEW RADIATORS • RE-PLASTERED AND NEW CEILINGS • RE-DECOATED AND RE-CARPETED • CHARCTER PROPERTY • WALKING DIATANCE TO THE TOWN CENTRE AND TRAIN STATION • NO UPPER CHAIN





LOCATION

Queens Park is a well-established residential area on the south side of Aylesbury, renowned for its attractive Victorian and Edwardian homes, and convenient access to the town centre. The area enjoys a strong sense of community and is ideally positioned for a wide range of everyday amenities.

Aylesbury town centre is within easy walking distance, offering an excellent selection of shopping, restaurants, cafés and leisure facilities, including Friars Square Shopping Centre, Waterside Theatre and the town's mainline railway station, which provides regular services to London Marylebone. The A41 also offers convenient road links towards London, the M25 and the Midlands.

The area is also home to the Queens Park Arts Centre and Limelight Theatre, a popular venue for arts, live performances and community events, while nearby Vale Park provides attractive open green space, children's play areas, sports facilities and Aqua Vale Swimming & Fitness Centre.

Queens Park is particularly popular with first-time buyers, families and commuters alike, combining character, convenience and excellent connectivity in one of Aylesbury's most established neighborhoods.

ACCOMMODATION

Offered to the market with **no onward chain**, this beautifully renovated one-bedroom first-floor maisonette has been comprehensively refurbished throughout to an exceptional standard, creating a stylish home ready for immediate occupation.

The property offers bright and well-proportioned accommodation comprising a spacious living room, a generous double bedroom, a brand-new fitted kitchen with contemporary units and worktops, and a stunning new bathroom suite finished to a high specification.

As part of the extensive renovation, the property has been completely re-wired and re-plumbed, with new radiators installed throughout. It has also been re-plastered with new ceilings, newly decorated in neutral tones and fitted with new carpets, ensuring a fresh, modern finish throughout.

Further benefits include a loft providing valuable additional storage, complete with lighting and new insulation, together with rear access via a service road.

This is an ideal purchase for first-time buyers, investors or those looking to downsize, offering a turnkey home requiring no further work. Early viewing is highly recommended.

NOTES

LEASE INFO - 99 year lease with 75 years left. No Ground Rent or Service Charges.

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.

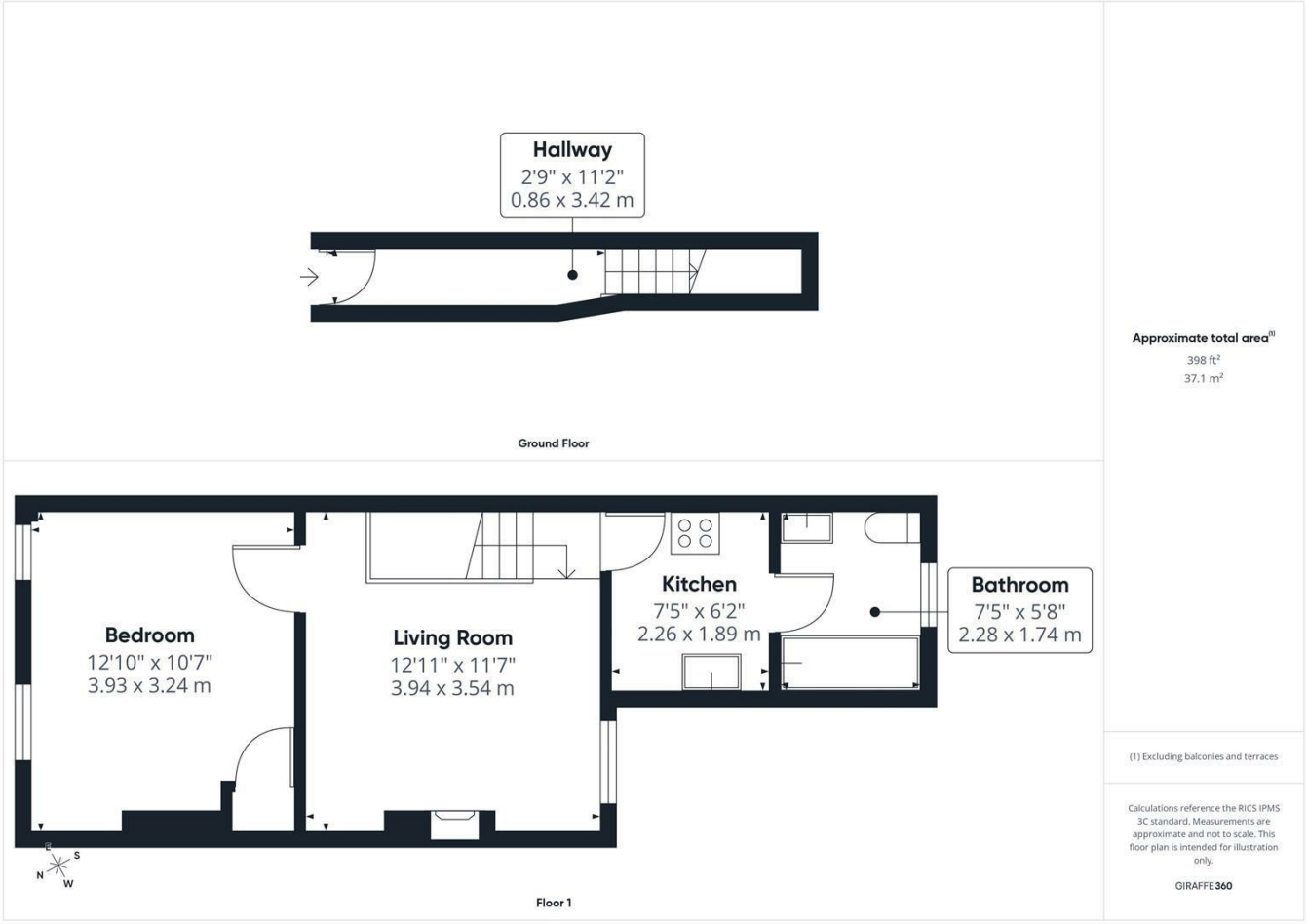
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

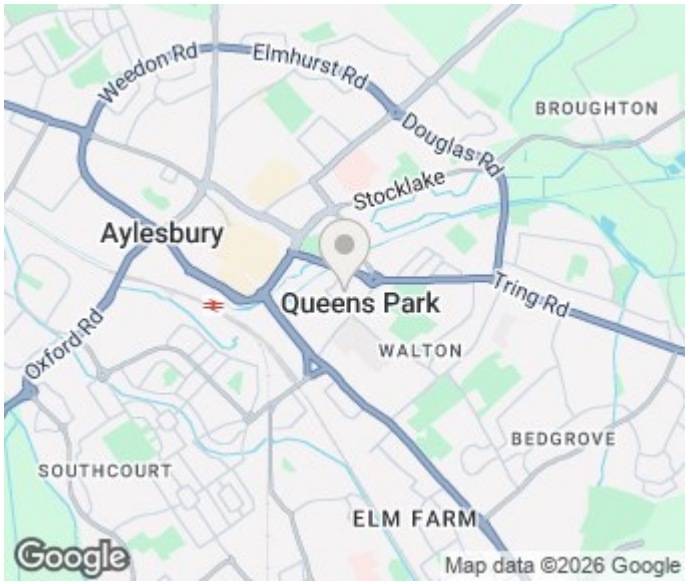
QUEENS PARK

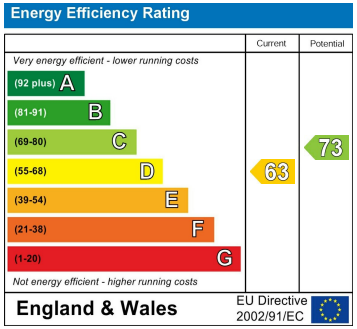












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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