



QUERCETUM CLOSE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £195,000

LEASEHOLD

Ideally situated close to the town centre, train station, and local amenities, this two bedroom first-floor flat offers convenient, modern living. The property features a bright living area, separate kitchen, two good-sized bedrooms, a family bathroom, and a private en suite to the master bedroom. Additional benefits include one allocated parking space and the advantage of no upper chain, making it an ideal purchase for first-time buyers, commuters or investors.



QUERCETUM CLOSE

- CENTRAL LOCATION CLOSE TO TOWN CENTRE & TRAIN STATION
- NO UPPER CHAIN
- FIRST FLOOR FLAT
- TWO BEDROOMS
- DUAL-ASPECT LIVING AREA WITH JULIET BALCONY
- ONE ALLOCATED PARKING SPACE
- EN SUITE
- SECURE COMMUNAL ENTRANCE



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

Accessed via a secure communal entrance, the property opens into a welcoming hallway with a useful built-in storage cupboard. The flat comprises two bedrooms, including a master bedroom with en suite shower room, and a second bedroom ideal for guests, children or a home office.

The dual-aspect living area is bright and spacious, featuring a Juliet balcony that adds charm and natural light. The separate kitchen is fully fitted with integrated appliances and offers space for a freestanding fridge,

making it practical and stylish for everyday use.

A modern family bathroom completes the accommodation, while outside, the property benefits from one allocated parking space.

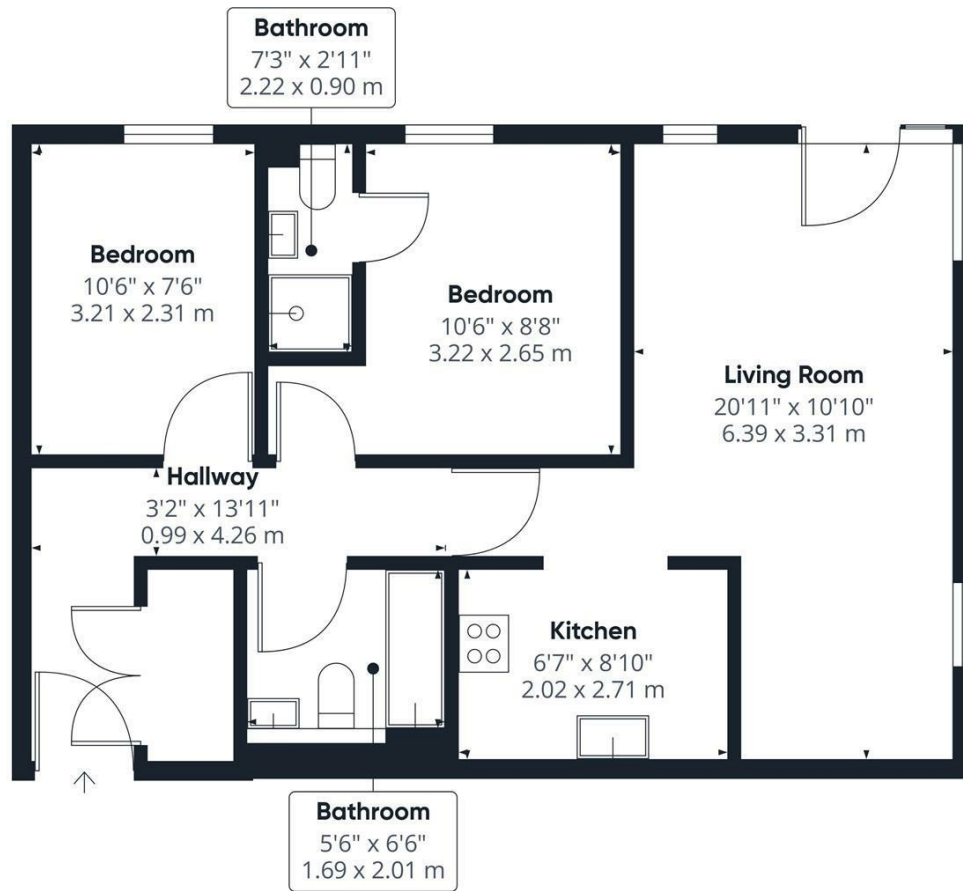
NOTES

LEASE INFO - 99 year lease with 89 years left.

Ground Rent £325 approx p/a. Service Charge £1100 approx p/a.

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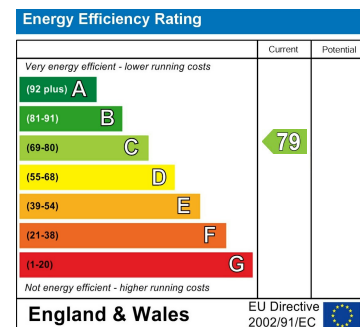
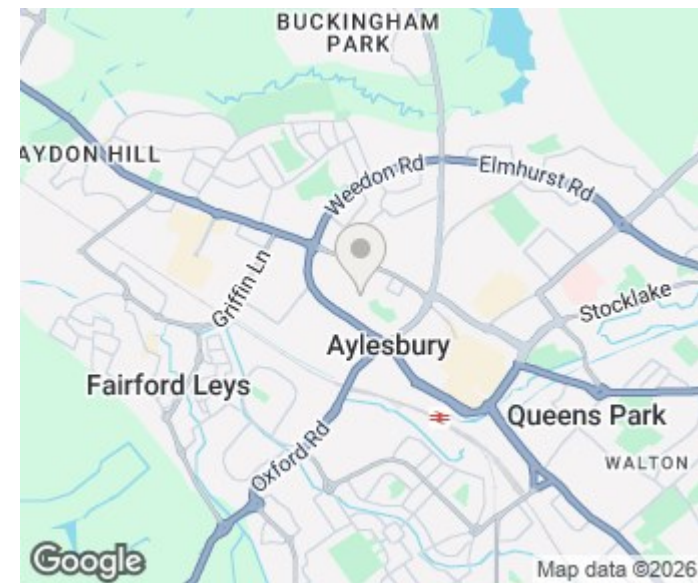


Approximate total area⁽¹⁾
617 ft²
57.4 m²

(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.

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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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