



BURNET LANE, BROUGHTON, AYLESBURY

PRICE £150,750

LEASEHOLD

**** 45% SHARED OWNERSHIP **** A two double bedroom end-of-terrace home situated in the new Kingsbrook development. Ideally located within walking distance of local schools, amenities, and attractive green spaces, this modern property offers practical accommodation throughout. The ground floor comprises a contemporary kitchen, cloakroom and a bright living room, while upstairs benefits from two double bedrooms and a family bathroom. Outside, the property further benefits from allocated parking.



BURNET LANE

- 45% SHARED OWNERSHIP • KINGSBROOK DEVELOPMENT • TWO BEDROOM END TERRACE HOUSE • ALLOCATED PARKING • CLOSE TO SCHOOLS, AMENITIES & GREEN SPACES • DOWNSTAIRS CLOAKROOM • ENCLOSED REAR GARDEN • TWO DOUBLE BEDROOMS • MODERN KITCHEN • SPACIOUS LIVING ROOM



LOCATION

Situated within the new and popular Kingsbrook development on the edge of Aylesbury, this property enjoys a prime position within a modern community designed for sustainable living. Residents benefit from a range of local amenities including a Tesco express, Wenzels, Esquires coffee shop and dental surgery, alongside extensive green spaces, walking routes and nature reserves. The development is particularly popular with families, offering excellent educational provision including The Kingsbrook School and local primary schools within easy walking distance. For commuters, there are convenient road links via the A41, while Aylesbury station provides direct services to London Marylebone in around an hour, making this an ideal location for those seeking a balance of countryside surroundings and connectivity. Please note there is an Estate Management charge.

ACCOMMODATION

The accommodation begins with an entrance hall featuring a storage cupboard and access to the downstairs cloakroom. To the front of the property is a modern kitchen comprising an inset gas hob with splashback, oven and cooker hood, along with space for a fridge and washing machine. To the rear, the spacious living room provides ample space for both lounge and dining furniture, with stairs rising to the first floor and doors opening onto the rear garden, creating an ideal space for entertaining and everyday

living.

Upstairs, the property offers two double bedrooms, one of which benefits from a built-in storage cupboard and loft access. Completing the first floor is a family bathroom fitted with a contemporary suite.

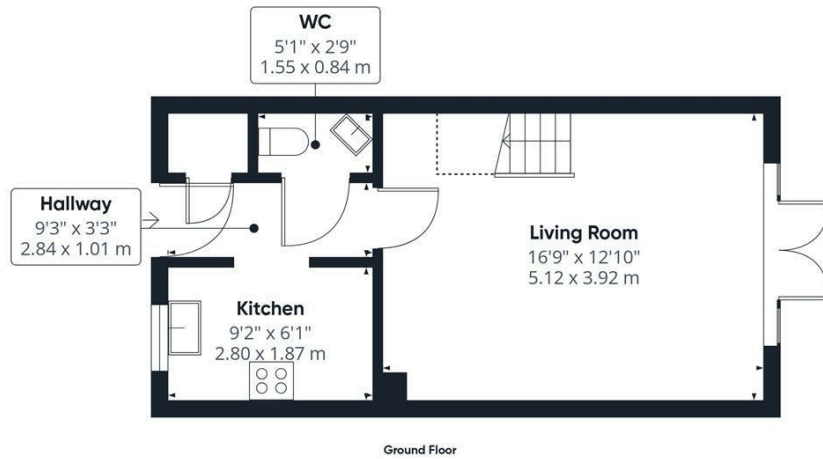
Externally, the enclosed rear garden enjoys a patio area, lawn, garden shed and side gate access. To the front of the property there is one allocated parking space.

NOTES

LEASE INFO - 125 year lease with 119 years left.
Rent & service charge £569.98 pm.

BURNET LANE





Approximate total area⁽¹⁾
637 ft²
59.2 m²

Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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			97
(81-91) B		83	
(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

