



**Stadium Approach, Aylesbury HP21 9ER**



**welcome to**

## **Stadium Approach, Aylesbury**

Second floor two-bedroom apartment situated within this popular modern development, being close to Stoke Mandeville Hospital & offered for sale with no upper chain. The property features spacious open plan lounge/dining/kitchen area, two double bedrooms, bathroom, allocated parking. Internal viewing is highly recommended.



## Accommodation Comprises:

### Entrance Hall

### Lounge/ Dining Room

Irregular Shaped Room 24' max x 11' 2" max ( 7.32m max x 3.40m )

### Kitchen Area

9' 5" x 7' 11" ( 2.87m x 2.41m )

### Bedroom One

11' 1" x 10' 7" ( 3.38m x 3.23m )

### Bedroom Two

10' 7" x 7' 2" ( 3.23m x 2.18m )

### Bathroom

### Allocated Parking



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Stadium Approach, Aylesbury

- TWO DOUBLE BEDROOM APARTMENT
- CLOSE TO HOSPITAL (0.3 Miles)
- NO UPPER CHAIN
- OPEN PLAN LOUNGE /KITCHEN/ DINER
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2843.44

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£190,000**



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Property Ref:  
AYL116001 - 0006

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Please note the marker reflects the  
postcode not the actual property



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