



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



view this property online brownandmerry.co.uk/Property/AYL116001



welcome to

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

view this property online [brownandmerry.co.uk/Property/AYL116001](https://www.brownandmerry.co.uk/Property/AYL116001)



Property Ref:
AYL116001 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property


brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)