



## POETS CHASE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £159,950

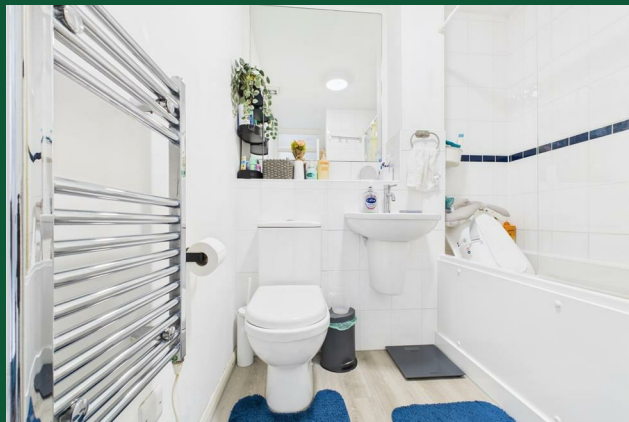
LEASEHOLD

Offered with no upper chain, this property is ideally located close to the town centre, train station and local amenities. The accommodation is set on the ground floor and comprises a spacious living/dining area, fitted kitchen, bedroom, and bathroom. Externally, the property benefits from an allocated parking space. Share of the freehold is included in the sale of this property.



## POETS CHASE

- GROUND FLOOR ONE BEDROOM FLAT • NO UPPER CHAIN • ONE ALLOCATED PARKING SPACE • BRIGHT LIVING/DINING AREA • CLOSE TO TOWN CENTRE • DOUBLE BEDROOM • CLOSE TO TRAIN STATION • LEASE IN EXCESS OF 960 YEARS • SHARE OF FREEHOLD INCLUDED



### 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.

### ACCOMMODATION

The property is accessed via an entrance hall which leads into the main living areas. The bright living/dining room offers space for both lounge and dining furniture, making it a comfortable and versatile living area.

The kitchen is fitted with an inset electric hob, oven and cooker hood, with additional space provided for a washing machine and fridge.

The accommodation continues with a good-sized double bedroom, and a bathroom comprising a WC, wash basin, and bathtub with a power shower over, along with a useful built-in storage cupboard.

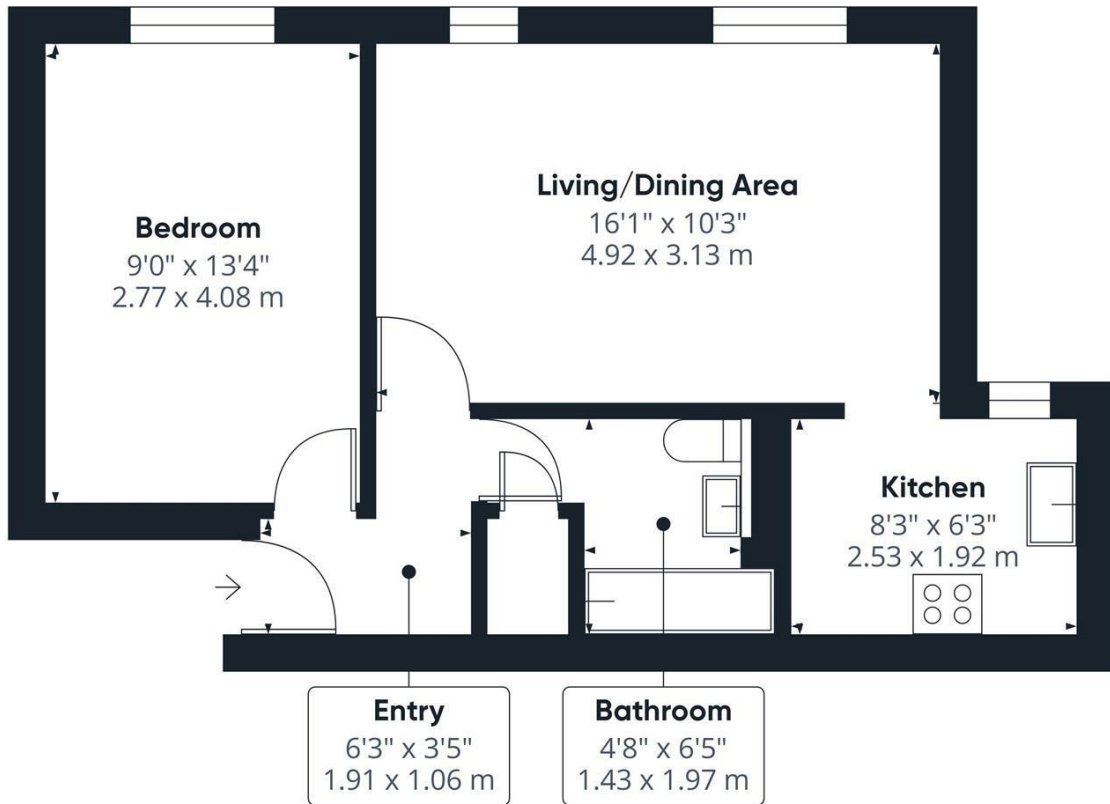
Externally, the property benefits from one allocated parking space.

### NOTES

LEASE INFO - 999 year lease with 961 years left.  
Service Charge £111 p/m. No Ground Rent charges.

# POETS CHASE





Approximate total area<sup>(1)</sup>  
421 ft<sup>2</sup>  
39 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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