



**Ellen Place, Aylesbury HP21 8PY**

welcome to

## Ellen Place, Aylesbury

The accommodation includes an entrance hall, a spacious lounge/dining area, a fitted kitchen, bathroom, additional storage space, and access to communal gardens. An ideal opportunity for first-time buyers or investors. Walton Court is a popular development located on the south-west side of Aylesbury, offering excellent transport links with easy access to Thame, High Wycombe, and nearby rail stations at Stoke Mandeville and Aylesbury, providing direct connections to London Marylebone.



**Accommodation Comprises**

**Entrance Hall**

**Bathroom**

**Bedroom One**

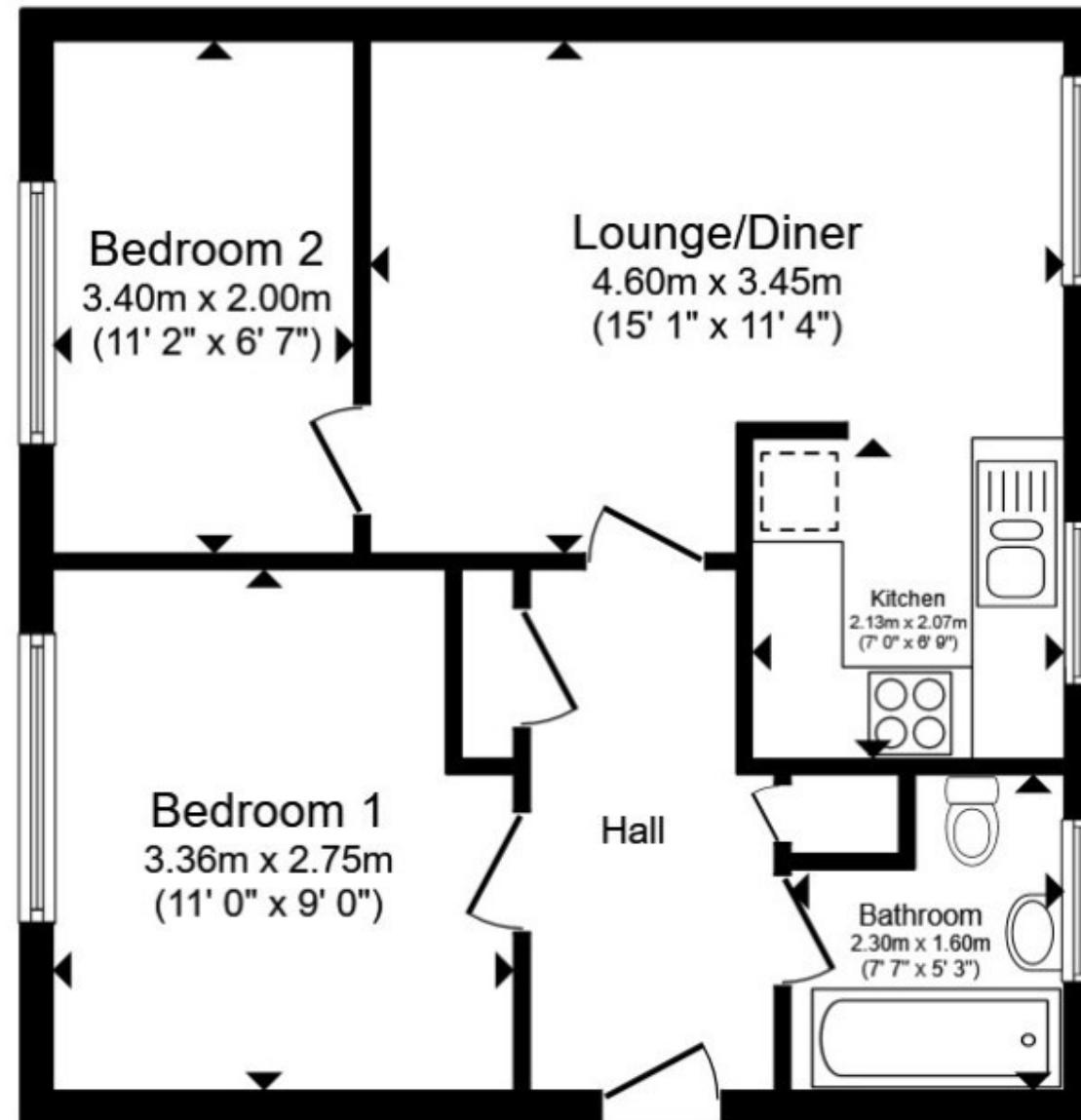
**Bedroom Two**

**Lounge/ Diner**

**Kitchen**

**Agents Note**

Please note the length of lease is currently 82 years. The vendors have agreed to extend the lease as part of the house sale.



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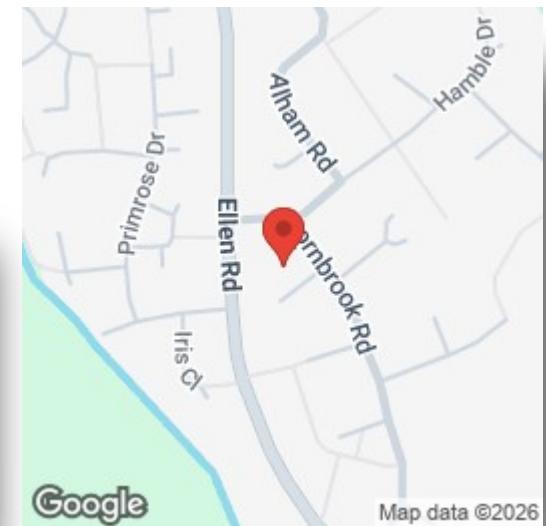
- TWO BEDROOM FIRST FLOOR FLAT
- LOUNGE/ DINER
- KITCHEN
- BATHROOM
- COMMUNAL GARDENS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ACCESS TO ROOF VOID

Tenure: Leasehold EPC Rating: C Council Tax Band: A

Service Charge: 64.75 Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 82 years from 13 Dec 1993.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£180,000**



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Property Ref:  
AYL115299 - 0003



**01296 488111**



[Aylesbury@brownandmerry.co.uk](mailto:Aylesbury@brownandmerry.co.uk)



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



[brownandmerry.co.uk](http://brownandmerry.co.uk)