



WYCLIFFE END, AYLESBURY, BUCKINGHAMSHIRE

PRICE £99,950

LEASEHOLD

INVESTMENT POTENTIAL - CURRENTLY ADVERTISED ON AIRBNB AND BOOKING.COM - This refurbished property is located within walking distance of the town centre and train station. NO UPPER CHAIN.



WYCLIFFE END

• CENTRAL AYLESBURY LOCATION • CURRENT AIRBNB & BOOKING.COM SHORT LET • SELLER ADVISES GROSS INCOME OF £1500 PCM • WELL PRESENTED SECOND FLOOR STUDIO APARTMENT • BRIGHT LIVING/SLEEPING AREA WITH PULL OUT BED • NO UPPER CHAIN • MODERN SHOWER ROOM • 80%+ OCCUPANCY CONFIRMED FOR NEXT FIVE MONTHS



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

A well-presented second-floor studio apartment in a central Aylesbury location, within walking distance of the town centre and mainline station.

The property is currently advertised on Airbnb and Booking.com, with the seller advising current forward bookings indicate potential gross short-let income in the region of £1,500 per month, with 80%+ occupancy confirmed for the next five months.

Supporting booking information can be made available to serious buyers on request. This makes the property particularly attractive to investors seeking a low-maintenance short-let opportunity, while also remaining suitable for first-time buyers or buyers looking for a convenient town-centre base.

Accommodation includes a secure communal entrance, hallway with built-in storage, modern

shower room, compact fitted kitchen, and a bright open-plan living/sleeping area with built-in storage and a cleverly designed pull-out bed.

Residents benefit from access to a communal car park, secure bike storage, a gated grassed area and access to The Hub, which includes a 24-hour security office, vending machines and complimentary commercial washer/dryers.

The service charge includes electricity, gas and building insurance, helping to simplify running costs. Offered with no upper chain.

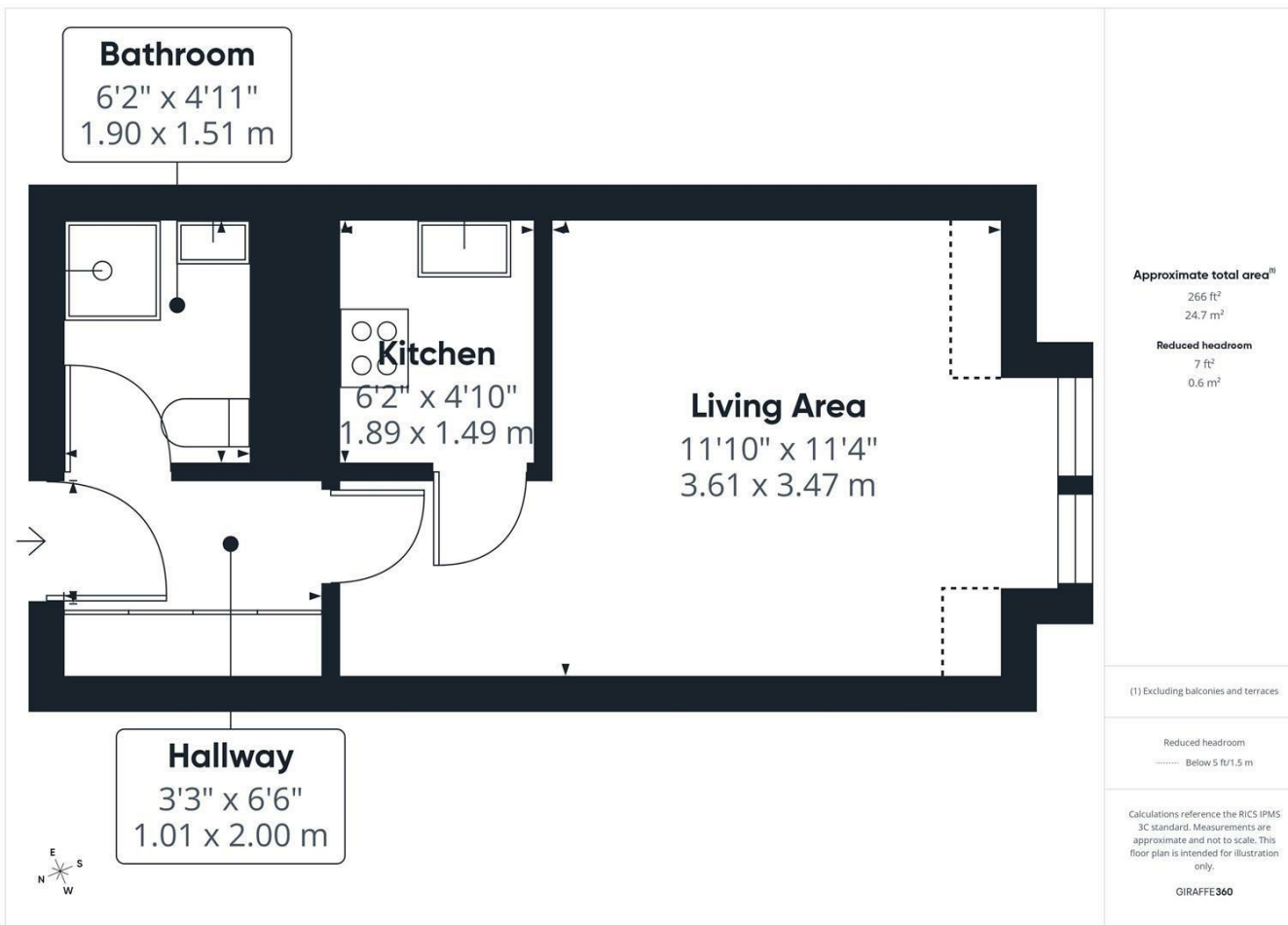
This property is an excellent opportunity for first-time buyers, investors, or those looking for a low-maintenance home in a highly convenient location.

NOTES

LEASE INFO - 117 year lease with 85 years left. £10 pa ground rent. £2368.43 pa inc electricity, gas and building insurance.

WYCLIFFE END





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

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