



HIGH STREET, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £225,000

LEASEHOLD

A two bedroom ground floor maisonette in a central location, just a few minutes' walk from the town centre and a range of local amenities. The property offers a comfortable living room, kitchen, bathroom, and two bedrooms. Outside, there is a front communal garden and the added benefit of off-road parking. Ideal for first-time buyers, downsizers, or investors seeking a conveniently located home.



HIGH STREET

- CENTRAL LOCATION • GROUND FLOOR
- MAISONETTE • TWO BEDROOMS • OFF
- ROAD PARKING • COMMUNAL
- GARDEN • NEWLY FITTED
- BATHROOM • MINUTES WALK TO TOWN
- CENTRE • CLOSE TO TRAIN STATION



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. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

The property is accessed via a communal garden. The entrance leads directly into the kitchen, which is fitted with an inset gas hob and oven, along with space for a washing machine and fridge.

From the kitchen, an inner hallway provides access to the remainder of the accommodation. There are two bedrooms, a recently fitted modern bathroom, and a comfortable living room featuring a bay window and a feature fireplace, creating a bright and welcoming space.

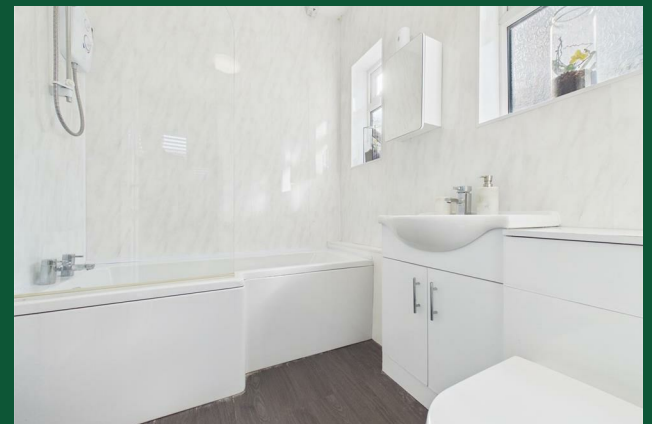
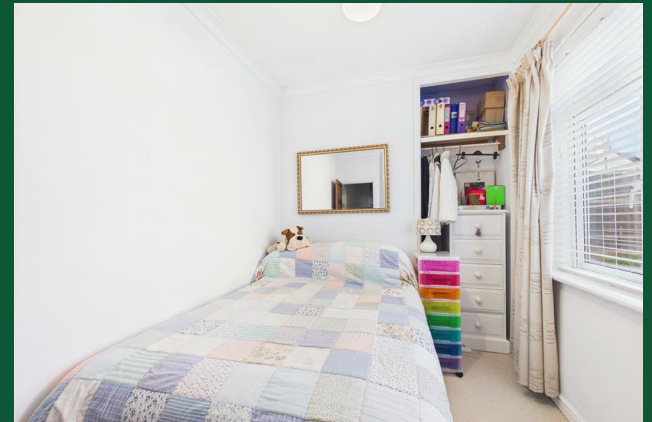
Externally, the property also benefits from an off-road parking space located to the rear.

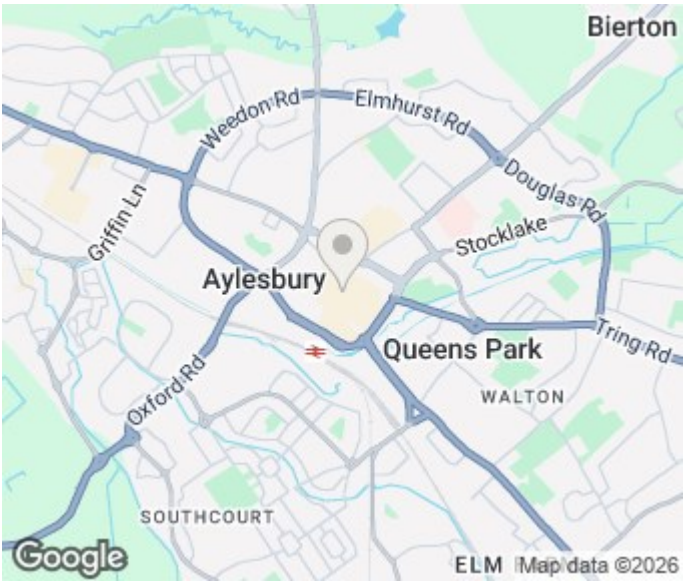
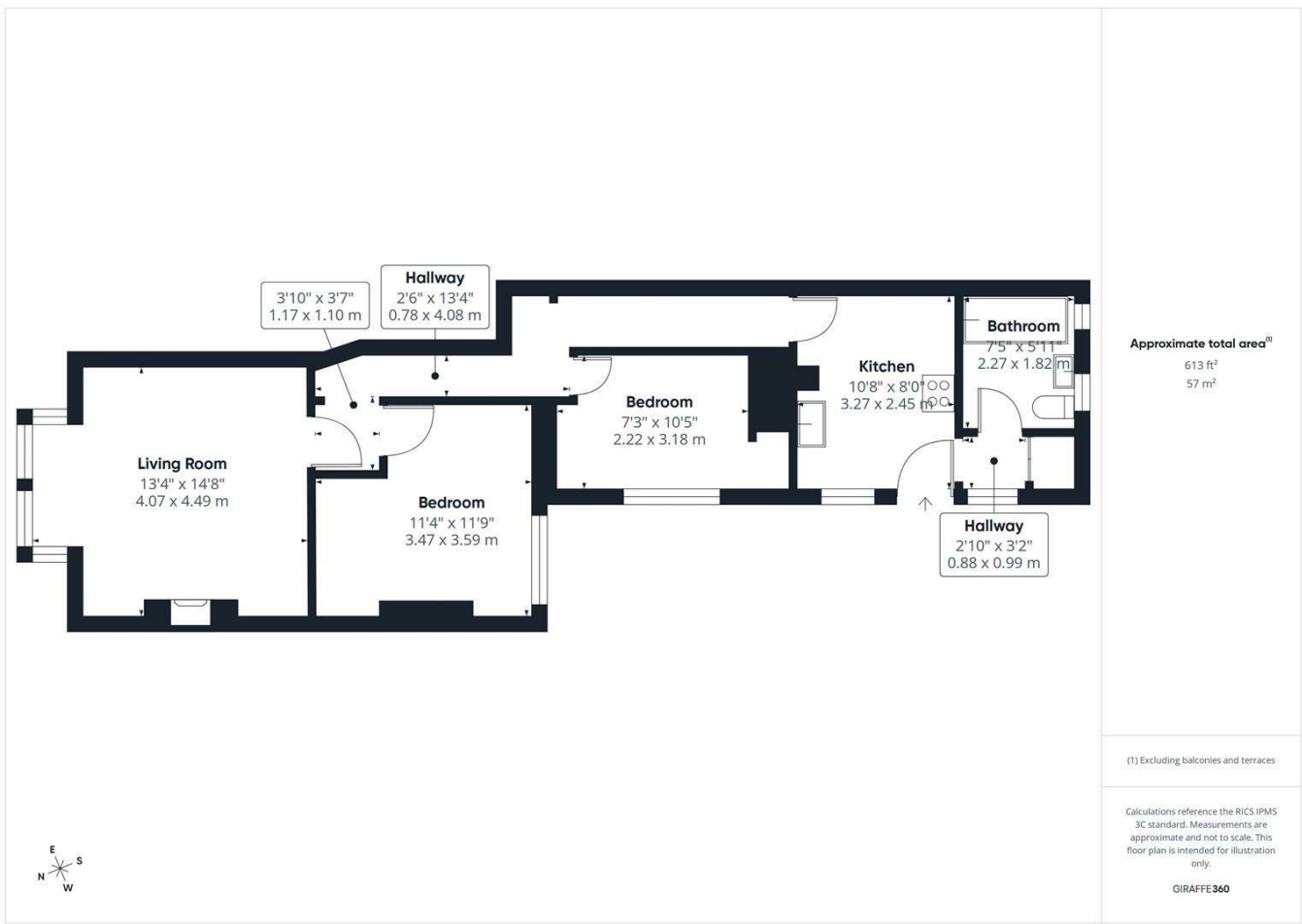
This property would make an ideal purchase for first-time buyers, downsizers, or investors seeking a well-located home close to everyday amenities and transport links.

NOTES

LEASE INFO - Share of Freehold. 999 year lease with 957 years left. Ground Rent £60 p/a. No Service Charge. Building insurance premium last year was approx £455.

HIGH STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

