





**Offers in Excess of  
£150,000**

An ideal buy to let or first time buy- a one bedroom self contained maisonette. Located close to town and within walking distance of Aylesbury train station.

# Property Description

## LEASE INFORMATION

Lease: 969 years remaining Share of freehold

## ENTRANCE

Panel style front door opens to:

## ENTRANCE HALL

Stairs rise to the first floor.

## LOUNGE *12' 4" x 11' 9" (3.76m x 3.58m)*

Double glazed window to the rear, television aerial point, radiator.

## KITCHEN *8' 9" x 7' 4" (2.66m x 2.23m)*

Double glazed window to the rear, range of storage units at base and eye level, rolled edge work surface areas, stainless steel single drainer sink unit with mixer tap, fitted oven and gas hob with cooker hood over, plumbing for washing machine, wall mounted gas boiler, space for fridge/freezer, tiled floor, radiator.

## BEDROOM *15' 3" x 11' 4" (4.64m x 3.45m)*

Twin double glazed windows to the front, radiator.

## BATHROOM

Frosted double glazed window to the side, white suite comprising panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, radiator.

## OUTSIDE

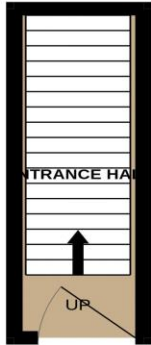
## PARKING

Via resident permit parking.

## REAR GARDEN

Enclosed rear garden with gated rear access, enclosed by timber fencing.

GROUND FLOOR  
66 sq.ft. (6.2 sq.m.) approx.



FIRST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

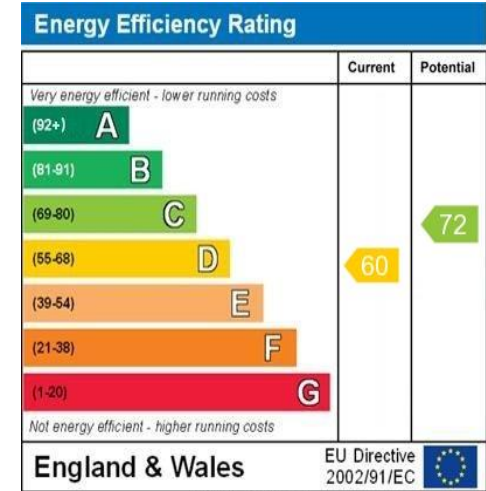


TOTAL FLOOR AREA : 520 sq.ft. (48.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents



WWW.EPC4U.COM

54 Kingsbury Aylesbury Buckinghamshire HP20 2JE  
01296 433666 | aylesbury@michaelanthony.co.uk