

1 Bedroom Apartment

Aylesbury Town Centre

Flat 24 Flagstones, 5 Granville Place
Aylesbury HP20 2JS



£170,000

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LOCATION

Flagstones is set in the heart of Aylesbury over-looking Kingsbury Square and offers a wealth of facilities such as shopping and leisure facilities. A short walk away is the London-bound mainline Train Station connecting with London Marylebone in under an hour. Aylesbury itself is surrounded by vast countryside

THIS HOME FEATURES

TOWN CENTRE LOCATION
NO UPPER CHAIN
18FT BEDROOM
OPEN PLAN LIVING
PARKING FOR TWO VEHICLES
MODERN KITCHEN
MODERN SHOWER ROOM
IDEAL BUY TO LET

and offers an array of green spaces and walks to explore. With a University campus, National Spinal Unit and training hospital in the shape of Stoke Mandeville Hospital and the manageable commute make Aylesbury a popular destination for renters.

BEDROOM

Double bedroom with built in wardrobes, dual aspect windows to side.

KITCHEN

Modern fitted kitchen with units at base & eye level, work surface with inset sink/drain, tiled splash backs, integrated washing machine, oven with hob over and fridge.

BATHROOM

Modern fitted bathroom comprises walk in shower, vanity unit with inset wash hand basin and low-level WC, 'veluxe' style window for natural light and ventilation.

RECEPTION

The spacious open plan living area benefits from dual aspect window to rear and aspect to side.



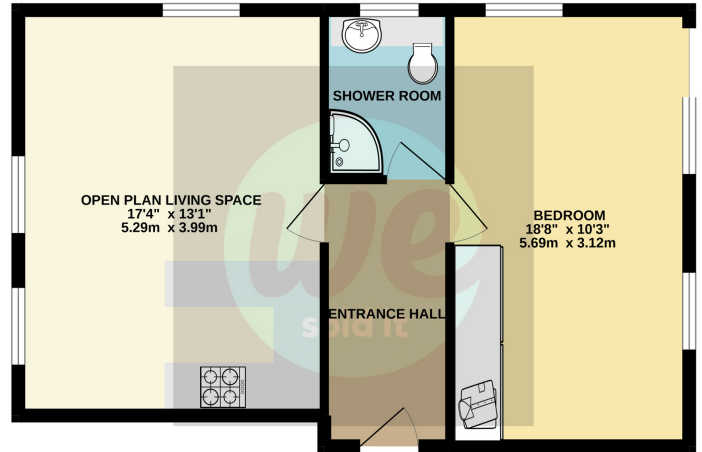
PROPERTY SUMMARY

WeSoldit.co.uk are pleased to present to the market this third floor one bedroom apartment situated in the town centre overlooking Kingsbury Square. A short walk from the London bound mainline train station. Accessed via a secure communal entrance (with security entrance telephone system) the property comprises entrance hall, open plan living, cooking and dining space with modern fitted kitchen, modern fitted bathroom, 18ft bedroom bedroom with built in wardrobe. Double glazed windows, covered allocated parking for two vehicles.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR APARTMENT
518 sq.ft. (48.1 sq.m.) approx.



OUTSIDE

Communal entrance telephone system.

PARKING

Covered, allocated parking for two vehicles.

TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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VIEWINGS

Strictly by appointment with
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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 prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you 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, or professional verification should be sought. We would recommend you do this, 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 complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



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