





HIGH STREET, AYLESBURY, BUCKINGHAMSHIRE

ASKING PRICE £259,950

LEASEHOLD

Situated in a prime central location just a few minutes' walk from the town centre and station, this first-floor apartment offers stylish and convenient living. The property features a spacious open-plan living/kitchen area with private balcony, two double bedrooms, en suite, family bathroom, and the added benefit of allocated parking.

GEORGE DAVID

HIGH STREET

• PRIME CENTRAL LOCATION • FIRST FLOOR APARTMENT • TWO DOUBLE BEDROOMS • SHORT WALK TO THE TOWN CENTRE & STATION • PRIVATE BALCONY • SECURE GATED ALLOCATED PARKING • SPACIOUS OPEN PLAN LIVING • EN SUITE TO MAIN BEDROOM





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 accommodation is accessed via a hallway, complete with a useful storage cupboard, providing ample space for coats and household essentials.

The heart of the home is the open-plan living/kitchen area, offering a bright and versatile space for both relaxing and entertaining. There is ample room for living and dining furniture, while sliding doors open onto a private balcony, creating an ideal spot to enjoy a morning coffee or unwind at the end of the day.

The contemporary kitchen is fitted with a range of wall and base units and incorporates an inset gas hob with oven, together with integrated appliances including a fridge/freezer, washing machine and dishwasher, providing everything required for modern living.

There are two double bedrooms, with the main bedroom benefiting from a built in wardrobe and enjoys the added luxury of an en suite shower room, while the second bedroom is served by a family bathroom.

Externally, the property benefits from one allocated parking space within a secure gated car park.

This superb apartment is ideally suited to first-time buyers, professionals, commuters, investors or those looking to downsize, combining a highly convenient location with well-designed accommodation and excellent amenities close at hand.

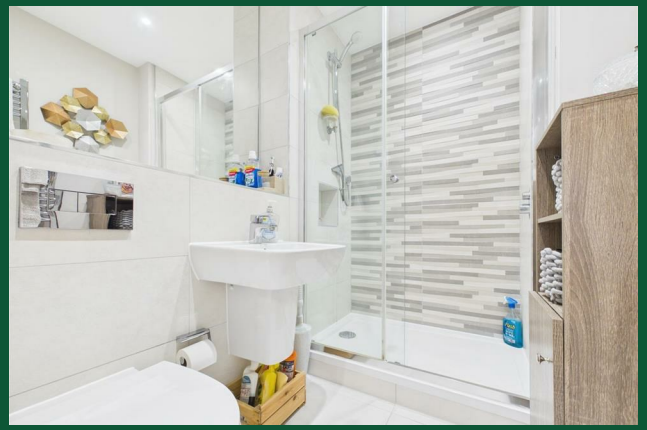
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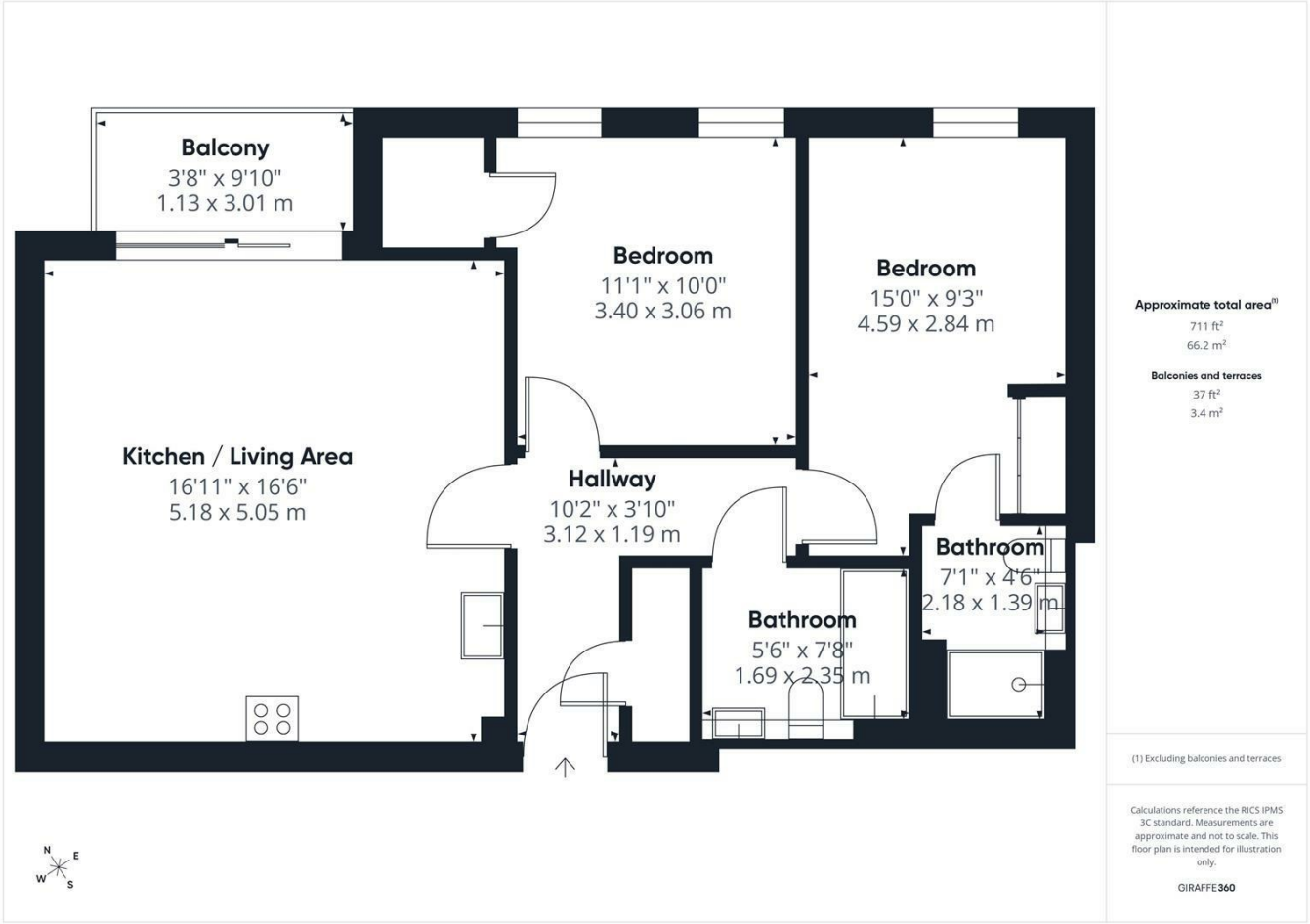
LEASE INFO - 125 year lease with 117 years left. Service charge £1435 pa. Ground rent £250 pa.

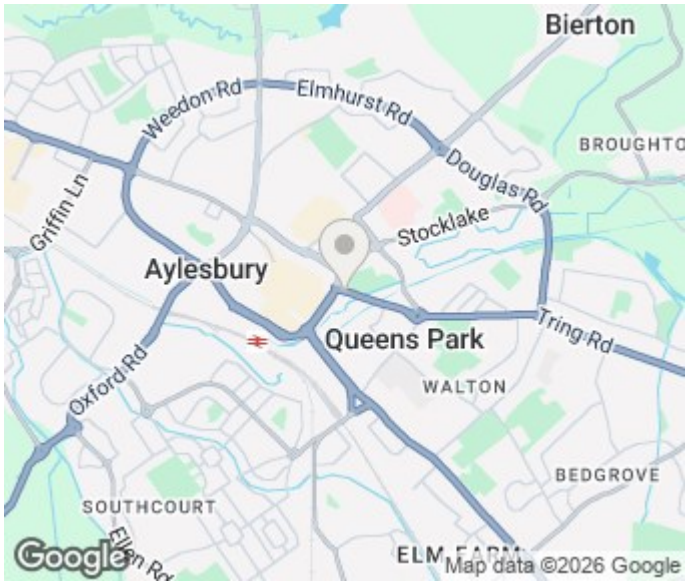
HIGH STREET

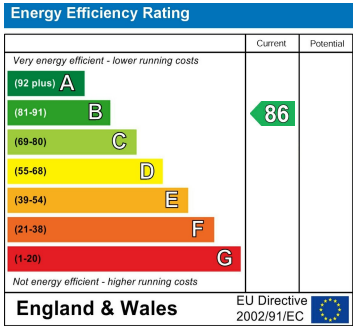












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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