



MEADOW CLOSE, THE COPPICE, AYLESBURY

PRICE £110,000

LEASEHOLD

COPPICE ESTATE - 999 YEAR LEASE FROM FIRST CONSTRUCTED (1986) - NO UPPER CHAIN - SMALL BLOCK OF ONLY 8 PROPERTIES - APPROXIMATELY ONE MILE TO THE TOWN CENTRE

**GEORGE
DAVID**

MEADOW CLOSE

- THE COPPICE • FIRST FLOOR STUDIO FLAT • ONE ALLOCATED PARKING SPACE • COMMUNAL GARDENS • NO UPPER CHAIN • EASY ACCESS TO TOWN • LEASE IN EXCESS OF 950 YEARS



LOCATION

The Coppice is a development constructed in the mid 1980's to the east of Aylesbury's town centre. The estate sides onto fields on the north and east sides which offer great opportunity for dog walking and countryside walks towards Broughton Nature Reserve and the Grand Union Canal. The location has good transport links by road to the A41 towards London/M25 and the A418 towards Milton Keynes/North bound M1. The town centre and all its amenities are just over a mile walk away but the estate itself is well served with a convenience store, pharmacist, and doctors surgery. For primary education the catchment school is Bierton Church of England Combined, for secondary the estate is within the Aylesbury Grammar School Catchment.

ACCOMMODATION

The property features a well proportioned living area, complete with built-in cupboards and ample space for furniture, allowing for flexible layout options. The adjoining kitchen offers space for a cooker, washing machine and fridge, making it practical and functional for everyday living.

A separate bathroom includes a WC, sink, bathtub and a useful storage cupboard. The flat also benefits from access to communal gardens, providing pleasant outdoor space for residents to enjoy.

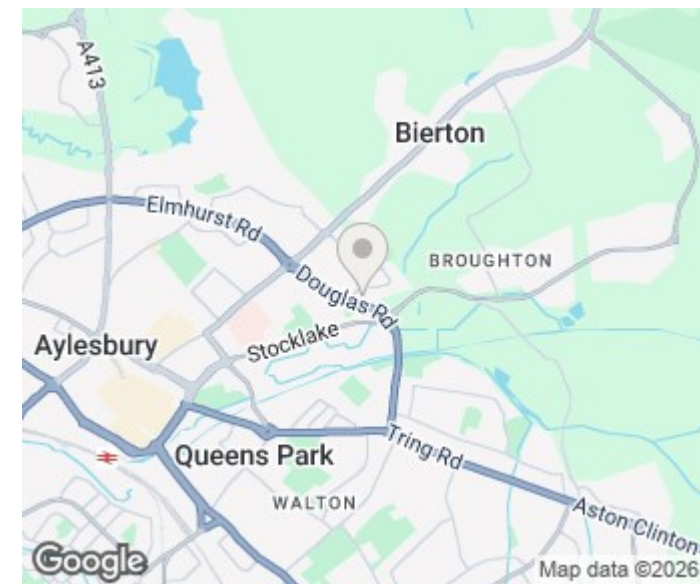
Externally, the property comes with one allocated parking space.

A straightforward, chain free purchase makes this property an attractive prospect for a variety of buyers.

NOTE

LEASE INFO - 999 year lease with 953 years left. No Ground Rent. Service Charge £1140 p/a approx.

MEADOW CLOSE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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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