



QUERCETUM CLOSE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £150,000
LEASEHOLD

A one bedroom second-floor flat in a central location, close to the town centre, station and Sainsbury's Superstore. Features include open plan living and kitchen, double bedroom, separate bathroom, and allocated parking. Ideal for convenient living with easy access to amenities.



QUERCETUM CLOSE

• CENTRAL LOCATION • ONE BEDROOM
APARTMENT • SECOND FLOOR • ALLOCATED
PARKING • JULIET BALCONY • KITCHEN WITH
INTEGRATED APPLIANCES • WALKING DISTANCE
TO STATION • WALKING DISTANCE TO TOWN
CENTRE • OPEN PLAN LIVING • VIEWING
ADVISED



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

This well presented one bedroom second-floor flat is ideally located in a central area, just a short walk from the town centre, station, and Sainsbury's Superstore, providing excellent access to local amenities.

The property offers an open plan living space, featuring a Juliet balcony that allows plenty of natural light to flood the room. The modern kitchen is fully equipped with an integrated dishwasher, washing machine, hob, and oven, along with space for a fridge/freezer, making it perfect for contemporary

living.

The double bedroom has plenty of space for furniture and storage. The bathroom suite benefits from an enclosed shower cubicle, bathtub with shower attachment, WC and hand basin. The flat also comes with allocated parking, ensuring secure and easy access to your vehicle.

This property offers a great balance of modern living with a prime location, ideal for those seeking a comfortable, low-maintenance home with excellent local transport links and amenities nearby.

AGENT NOTES

LEASE INFO - 99 year lease, 89 years remain.
Service Charge £1425 approx per annum. Ground
Rent £325 approx per annum.

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ADDITIONAL INFORMATION

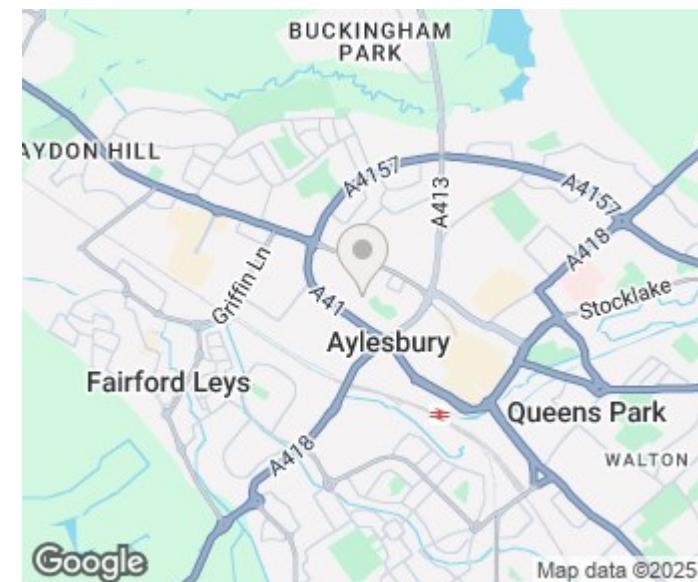
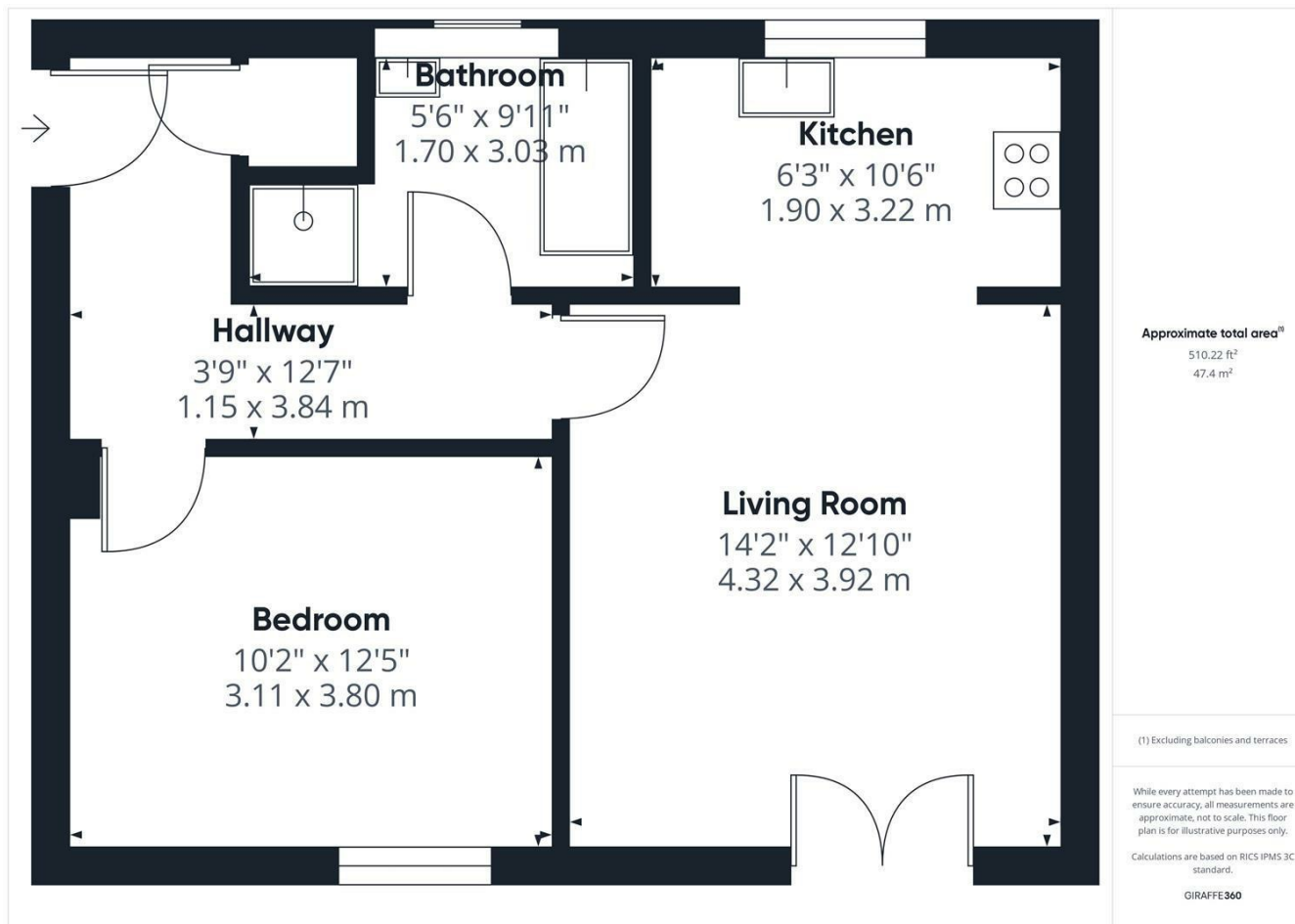
Local Authority – Buckinghamshire

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 538.20 sq ft

Tenure – Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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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