



VIRIDIAN SQUARE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £200,000

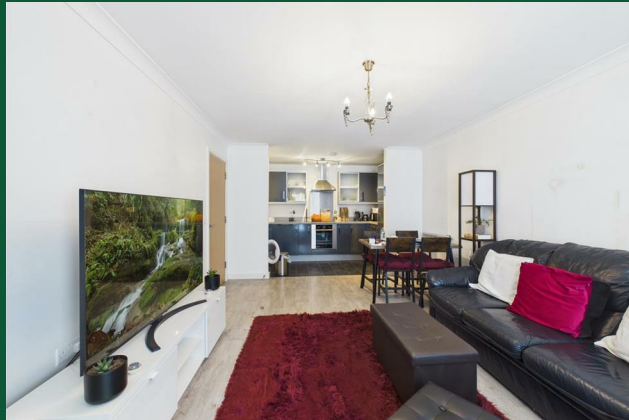
LEASEHOLD

Conveniently situated in a central location within easy walking distance of the town centre and station, this first floor flat is offered to the market with no upper chain. The accommodation features a open-plan living and kitchen area, two bedrooms and a bathroom. Further benefits include one allocated parking space, making it an ideal first-time purchase or investment opportunity.



VIRIDIAN SQUARE

- FIRST FLOOR FLAT • NO UPPER CHAIN • CENTRAL LOCATION • WALKING DISTANCE OF THE TOWN CENTRE AND STATION • ONE ALLOCATED PARKING SPACE • OPEN PLAN LIVING/KITCHEN AREA • JULIET BALCONY • TWO BEDROOMS



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.

ACCOMMODATION

The accommodation is accessed via a welcoming entrance hallway, which benefits from useful built-in storage cupboards. The spacious open-plan living/kitchen area, provides an excellent space for both relaxing and entertaining. French doors with a Juliet balcony allow plenty of natural light to flood the room. The kitchen is fitted with a range of units and incorporates an inset electric hob with oven and cooker hood, an integrated fridge/freezer and space for a washing machine.

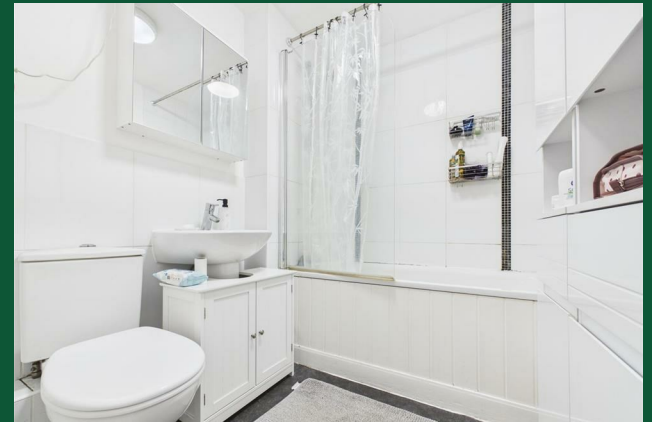
There are two bedrooms, offering flexibility for guests, a home office, or additional storage, together with a bathroom fitted with a modern suite comprising a panelled bath with shower over, wash hand basin and WC.

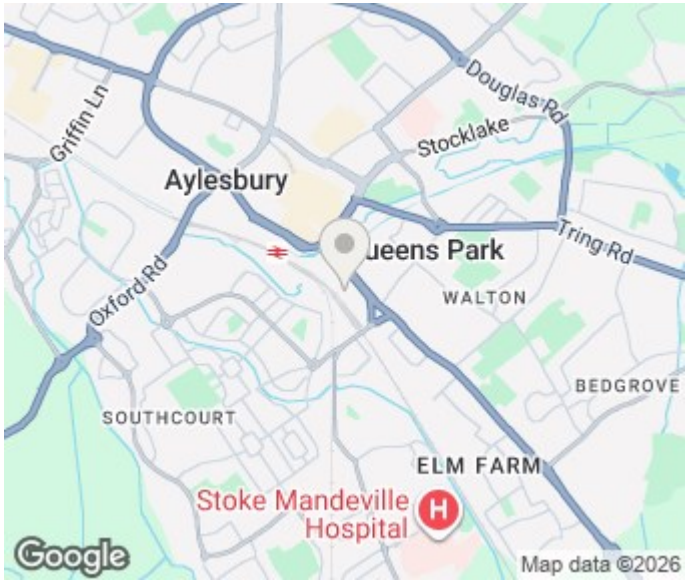
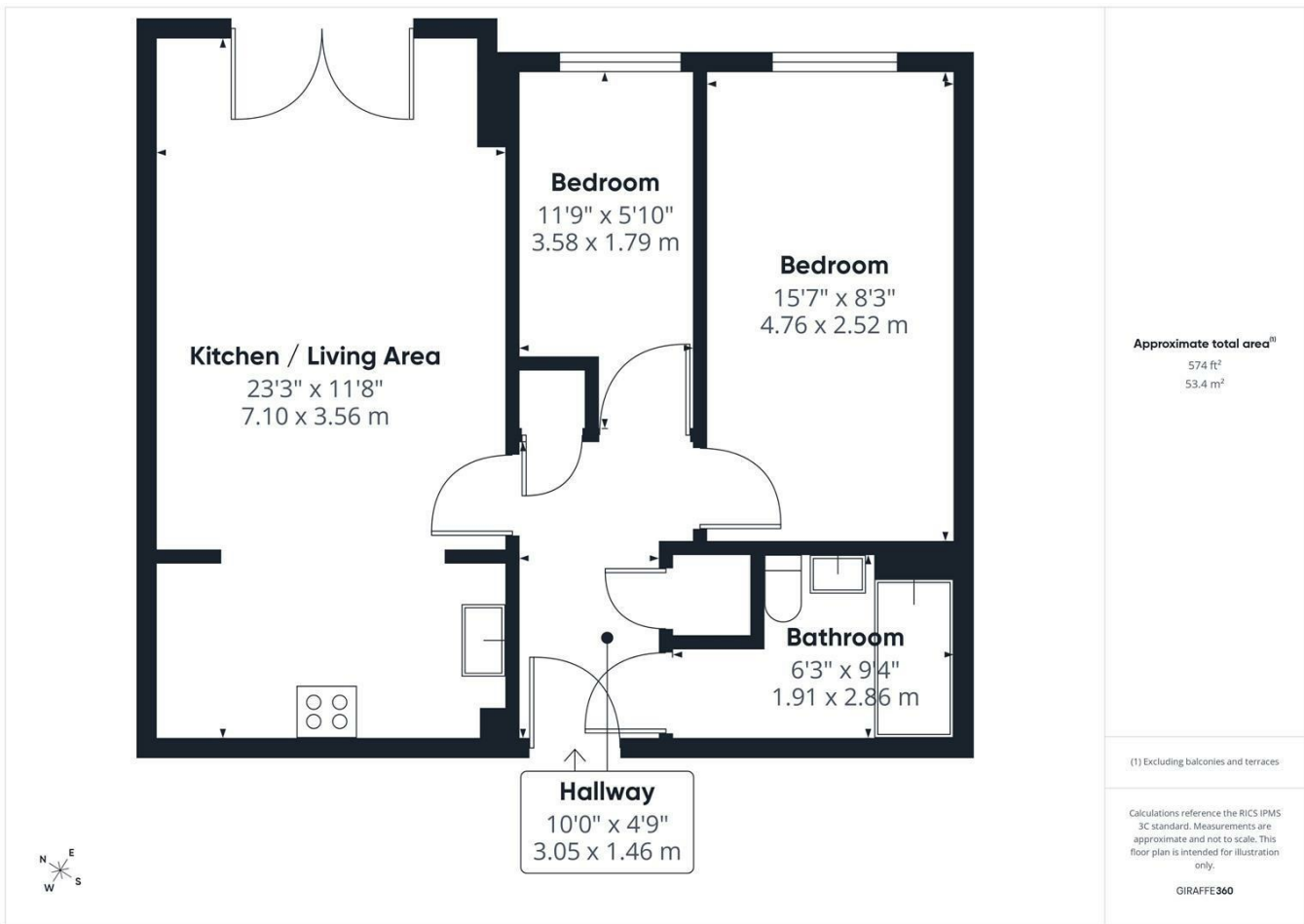
Externally, the property benefits from one allocated parking space. Situated in a central location with excellent access to local amenities and transport links, this apartment offers comfortable and convenient living with the added advantage of being available with no onward chain.

NOTE

LEASE INFO - 125 year lease with 109 years left.
Ground rent £16.67 pm. Service charge £152.65 pm.

VIRIDIAN SQUARE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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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