



## PLUTO WAY, BUCKINGHAM PARK, AYLESBURY

OFFERS IN EXCESS OF £200,000

LEASEHOLD

A very well presented and spacious TWO DOUBLE BEDROOM first floor apartment situated in a quiet road on the popular BUCKINGHAM PARK estate. The property benefits from: Kitchen with integrated appliance - Lease in excess of 100 years - allocated parking space.



# PLUTO WAY

- BUCKINGHAM PARK • FIRST FLOOR APARTMENT • TWO DOUBLE BEDROOMS • SPACIOUS LIVING/DINING AREA • KITCHEN WITH INTEGRATED APPLIANCES • MODERN BATHROOM SUITE • ALLOCATED PARKING PLUS USE OF VISITORS SPACES • WALKING DISTANCE TO LOCAL SCHOOLS AND SHOPS • UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING • SPACIOUS ENTRANCE HALL WITH STORAGE CUPBOARDS



## LOCATION

Buckingham Park is a recently constructed development to the north of Aylesbury. The location offers good access back towards the town centre and train stations, as well as the nearby towns of Winslow and Milton Keynes. At the heart of the community is Buckingham Park Church of England Primary School. There are local shops and a community centre nearby and a brand new medical centre with GP surgery is located just a few minutes' drive away.

## ACCOMMODATION

This well presented two bedroom first-floor flat offers comfortable and contemporary living in a popular residential development.

Upon entering, you are welcomed by a spacious entrance hall, complete with ample storage cupboards, perfect for keeping the living space clutter-free.

The heart of the home is the bright and airy dual-aspect living/dining area, which benefits from plenty of natural light and provides a versatile space for both relaxation and entertaining.

The modern kitchen is fitted with a range of integrated appliances, including an oven, hob, extractor fan, and fridge/freezer, offering a sleek and functional space

for cooking.

There are two double bedrooms, each offering comfortable accommodation with space for additional furniture.

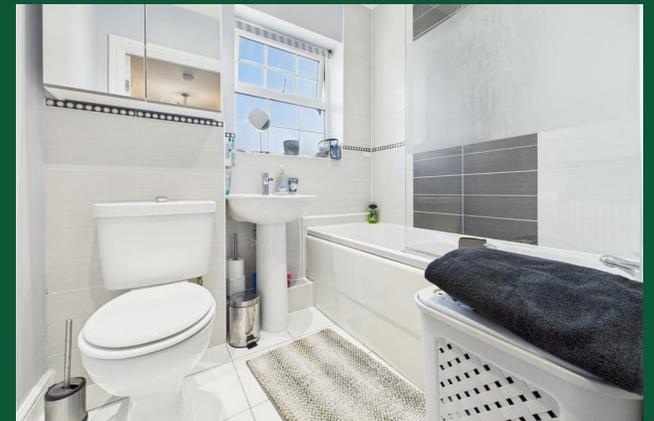
The contemporary bathroom is finished to a high standard, featuring a full suite including bath with shower over, WC and washbasin.

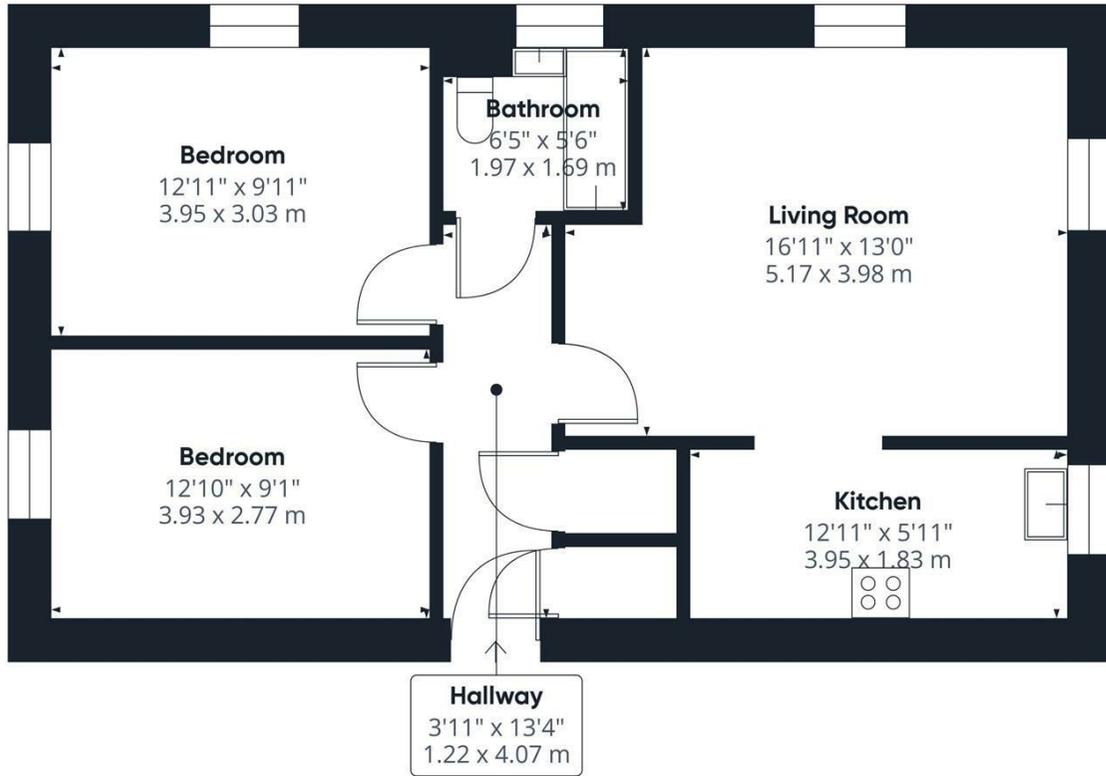
Additional benefits include one allocated parking space, use of visitors' parking and access to a secure bike shed.

## NOTES

LEASE INFO - 125 year lease with 111 years left. Service charge £1632 per year. Ground Rent £454 per year.

## PLUTO WAY





Approximate total area<sup>1)</sup>  
647.55 ft<sup>2</sup>  
60.16 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

