



**CHAUCER DRIVE, AYLESBURY, BUCKINGHAMSHIRE**

**PRICE £195,000**

**LEASEHOLD**

A beautifully renovated second-floor flat ideally located within walking distance of the town centre and train station. Will be sold with 999 year lease and share of the freehold. This stylish property features a modern kitchen, bright living room, two bedrooms and a contemporary bathroom. Offered with no upper chain and benefitting from a garage in a nearby block, it's perfect for first-time buyers, investors or those looking to downsize.





## CHAUCER DRIVE

- 999 YEAR LEASE PLUS SHARE OF FREEHOLD • OFFERED WITH NO UPPER CHAIN • WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION • STYLISH CONTEMPORARY BATHROOM SUITE • GARAGE LOCATED IN A NEARBY BLOCK • TWO WELL PROPORTIONED BEDROOMS • MODERN KITCHEN • DOUBLE GLAZING AND ELECTRIC HEATING • NEWLY RENOVATED SECOND FLOOR FLAT



### 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 property is accessed via a communal entrance and opens into a spacious entrance hall featuring useful built-in storage cupboards.

The modern kitchen is fitted with sleek units and includes an inset electric hob, built-in oven and cooker hood, with space for additional appliances.

The light and airy living room offers a welcoming area to relax or entertain, with ample room for both lounge and dining furniture.

There are two bedrooms, with the main bedroom benefiting from built-in wardrobes. The accommodation is completed by a stylish bathroom suite, featuring contemporary fittings and a clean, modern finish.

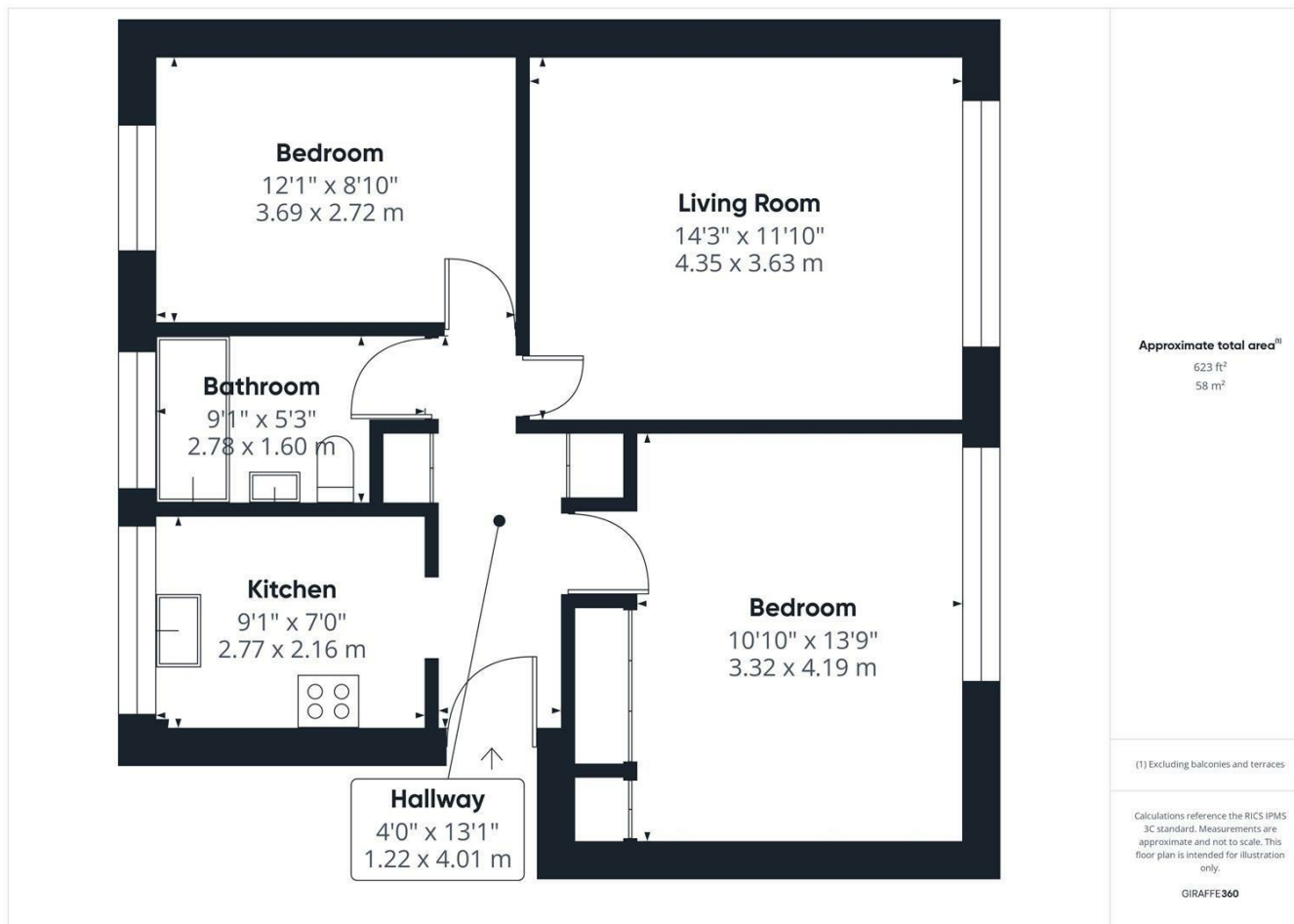
Additional benefits include a garage located in a nearby block, electric heating and double glazing throughout.

### NOTES

Lease details - The property will have a new 999 year lease on completion, with a share of the freehold. Ground Rent £50 pa. Service Charge £1500 pa.

## CHAUCER DRIVE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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

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