



MITCHELL CLOSE, AYLESBURY, BUCKINGHAMSHIRE

50% SHARED OWNERSHIP
£150,000
LEASEHOLD

**** 50% SHARED OWNERSHIP **** A well presented two bedroom terraced house ideally situated in a central location, within easy reach of the town centre, train station and local amenities. The property offers a spacious kitchen/diner, a living room and a convenient cloakroom on the ground floor. Upstairs, there are double bedrooms and a bathroom. Outside, the home benefits from a private garden and allocated parking.



MITCHELL CLOSE

- 50% SHARED OWNERSHIP • TWO DOUBLE BEDROOM TERRACED HOUSE • CLOSE TO TOWN, STATION & AMENITIES • SPACIOUS KITCHEN/DINER • ALLOCATED PARKING • GROUND FLOOR CLOAKROOM • WELL PRESENTED THROUGHOUT • ENCLOSED REAR GARDEN



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 property is entered via the front door into a spacious kitchen/diner, with ample space for a dining table. The kitchen area is fitted with a range of units and features an inset gas hob with oven below, splashback and cooker hood over. Integrated appliances include a dishwasher and washing machine, with additional space for a fridge. From here, there is access to a useful cloakroom and a storage cupboard, while stairs rise to the first floor.

To the rear of the property, the living room offers a bright space with a door opening directly onto the garden.

On the first floor, the landing provides access to an airing cupboard, two double bedrooms, and a family

bathroom.

Externally, the enclosed rear garden is designed for low maintenance, featuring a patio area, gravelled section and a lawn, along with a garden shed and gated rear access. To the front of the property, there is an allocated parking space.

This attractive home would make an excellent first-time purchase, investment opportunity, or downsizing option, combining convenience, comfort and a convenient location.

NOTES

LEASE INFO - 125 year lease with 116 years left.
£509 p/m for rent and charges.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your

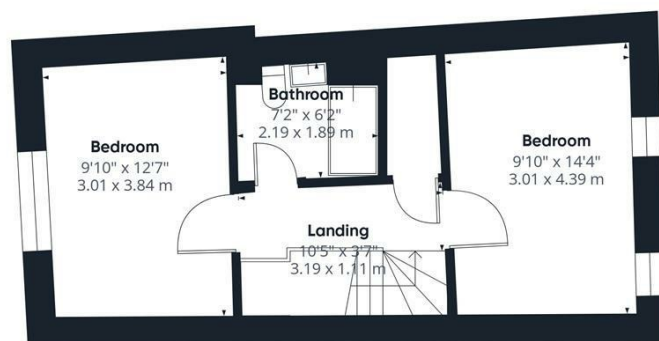
identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

MITCHELL CLOSE





Ground Floor



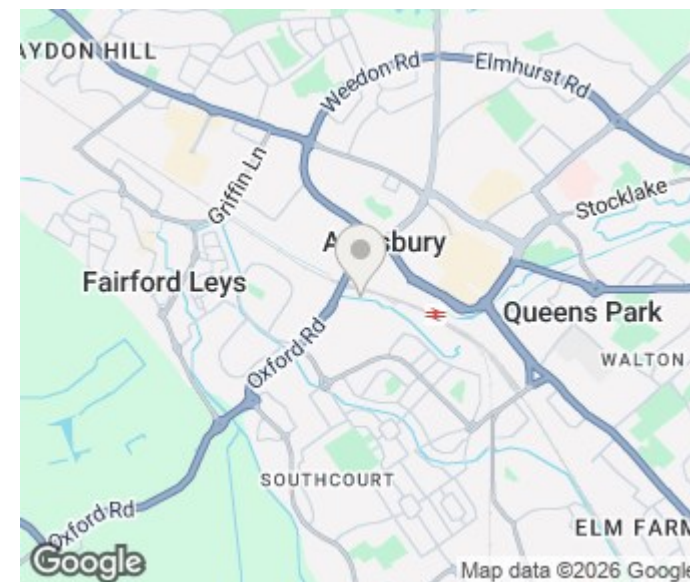
Floor 1

Approximate total area⁽¹⁾
751 ft²
69.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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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