



NORWOOD CLOSE, OLDHAMS MEADOW, AYLESBURY

PRICE £190,000

LEASEHOLD

A one bedroom first floor maisonette situated in the popular Oldhams Meadow area of Aylesbury, offered to the market with no upper chain and providing easy access to the town centre. The property comprises a kitchen, living room, double bedroom and bathroom. Further benefits include allocated parking, making it an ideal purchase for first-time buyers or investors.



NORWOOD CLOSE

- OLDHAMS MEADOW • ONE BEDROOM FIRST FLOOR MAISONETTE • NO UPPER CHAIN • ONE ALLOCATED PARKING SPACE • SPACIOUS LIVING ROOM • EASY ACCESS TO TOWN CENTRE • DOUBLE BEDROOM WITH BUILT-IN WARDROBES • IDEAL FOR FIRST TIME BUYERS



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 comprises an entrance hall with stairs rising to the first floor. The landing offers access to the loft as well as useful storage cupboards. There is a spacious living room, providing a comfortable space for both relaxing and entertaining. The kitchen is fitted with a range of units and benefits from an inset electric hob and oven, along with space for additional appliances.

The property features a double bedroom complete with built-in wardrobes, offering ample storage. The bathroom is fitted with a suite comprising a bath, wash hand basin and WC.

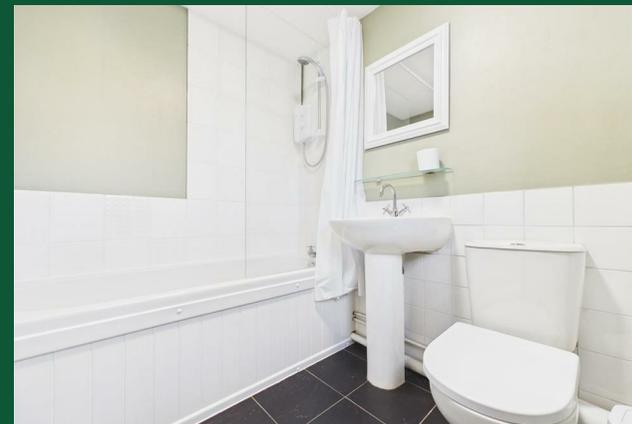
Externally, the property benefits from one allocated parking space located to the front.

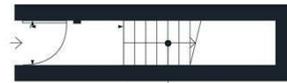
An early viewing is highly recommended to fully appreciate the accommodation on offer and the excellent location.

NOTES

LEASE INFO - 999 year lease with 961 years left. No service charge. Peppercorn ground rent.

NORWOOD CLOSE





Hallway
3'3" x 6'0"
1.00 x 1.84 m

Ground Floor



Kitchen
6'10" x 11'10"
2.10 x 3.61 m

Living Room
11'6" x 11'4"
3.51 x 3.46 m

Bedroom
8'3" x 11'8"
2.54 x 3.58 m

Bathroom
7'0" x 5'7"
2.15 x 1.72 m

Landing
7'0" x 3'1"
2.13 x 0.96 m

Landing
2'7" x 2'4"
0.79 x 0.73 m

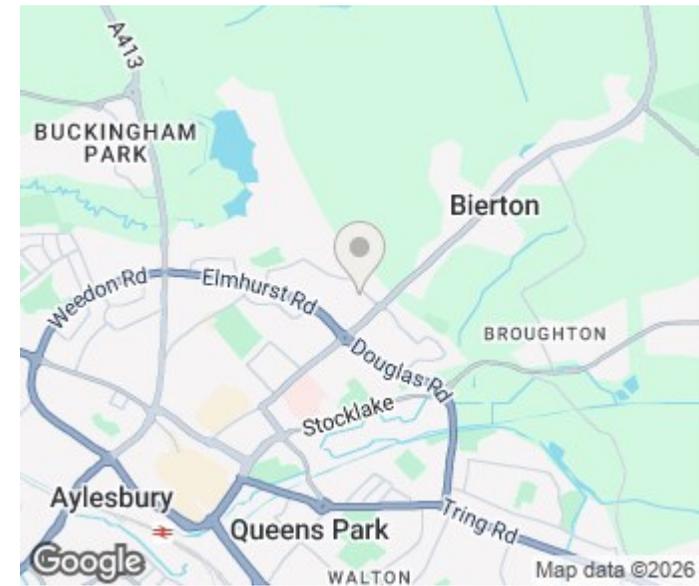
Floor 1

Approximate total area⁽¹⁾
460 ft²
42.8 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(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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