



## MITCHELL CLOSE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £200,000

LEASEHOLD

**\*\* 50% SHARED OWNERSHIP \*\*** A three bedroom terraced home arranged over three floors, ideally located within walking distance of the town centre, train station, Buckinghamshire College and a range of local schools. The property offers a spacious living room, a modern kitchen, and a convenient cloakroom on the ground floor. Upstairs, there are three bedrooms, including a master bedroom with en suite, as well as a family bathroom. Outside, the home benefits from a private garden, a balcony and allocated parking.



# MITCHELL CLOSE

- 50% SHARED OWNERSHIP • THREE BEDROOM TERRACED HOUSE • ARRANGED OVER THREE FLOORS • ALLOCATED PARKING TO THE FRONT • MAIN BEDROOM WITH EN SUITE • PRIVATE BALCONY • LOW MAINTENANCE GARDEN • WALKING DISTANCE TO TOWN AND STATION • CLOSE TO COLLEGE AND SCHOOLS • DOWNSTAIRS CLOAKROOM



## 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 ground floor opens into a spacious entrance hall with stairs rising to the upper floors and access to a convenient cloakroom. To the front of the property is a well-equipped kitchen, fitted with an inset gas hob, oven, splashback and cooker hood, along with integrated appliances including a fridge, washing machine and dishwasher. To the rear, the spacious living room provides a bright and welcoming space, complete with a useful storage cupboard and direct access to the garden.

On the first floor, there is a central landing with an airing cupboard, serving two double bedrooms and a family bathroom.

The second floor is dedicated to the impressive

principal bedroom suite, featuring a built-in wardrobe, a private en suite shower room, and access to a balcony, offering an ideal spot to relax.

Externally, the rear garden has been designed for low maintenance, with a patio area, artificial lawn, and a garden shed, as well as rear gated access. To the front of the property, there is allocated parking for added convenience.

This attractive home combines a practical layout with a highly convenient location, making it a fantastic opportunity for a wide range of buyers.

## NOTES

LEASE INFO - 125 year lease with 116 years left.

# MITCHELL CLOSE





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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band D

**Viewings** – By Appointment Only

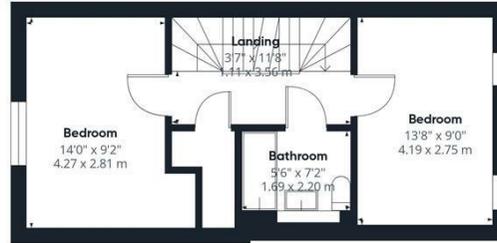
**Floor Area** – 1028.00 sq ft

**Tenure** – Leasehold





Ground Floor



Floor 1



Floor 2

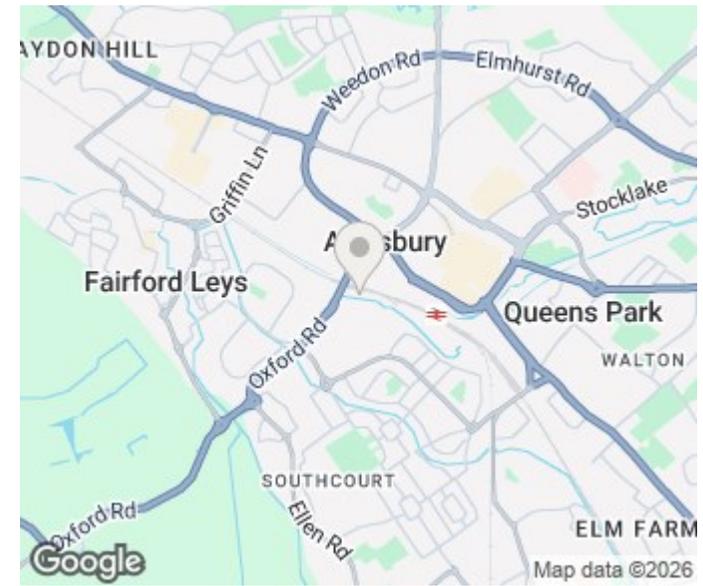
Approximate total area<sup>(1)</sup>  
 1028 ft<sup>2</sup>  
 95.5 m<sup>2</sup>

Balconies and terraces  
 101 ft<sup>2</sup>  
 9.4 m<sup>2</sup>

(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) <b>A</b>			96
(81-91) <b>B</b>		85	
(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

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