





QUERCETUM CLOSE, AYLESBURY, BUCKINGHAMSHIRE

ASKING PRICE £179,000

LEASEHOLD

Located within walking distance of the train station and town centre, this spacious ground floor flat offers convenient, modern living with no upper chain. The property features a bright living area, fitted kitchen, two bedrooms including a master with en suite, separate bathroom and allocated parking. Ideal for first-time buyers, downsizers, or investors seeking a prime central location.

GEORGE DAVID

QUERCETUM CLOSE

• CENTRAL LOCATION • NO UPPER CHAIN • TWO BEDROOM GROUND FLOOR FLAT • EN SUITE AND SEPARATE BATHROOM • ALLOCATED PARKING SPACE • WALKING DISTANCE TO TOWN AND STATION • FITTED KITCHEN WITH INTEGRATED APPLIANCES • CLOSE TO SAINSBURYS SUPERSTORE





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

Upon entering the flat, you are welcomed into a hallway with a built-in storage cupboard, providing practical space for coats, shoes and household items. The accommodation comprises a dual aspect living area, offering plenty of natural light and a comfortable space for both relaxing and entertaining.

The kitchen is fitted with integrated appliances, including an oven, hob, dishwasher and washing machine, with additional space for a freestanding fridge.

There are two bedrooms, with the principal bedroom benefiting from an en suite shower room. A separate bathroom with a contemporary suite serves the second bedroom and guests.

Additional features include an allocated parking space, double glazing, and electric heating. The property is located in a well maintained development and represents a rare opportunity to purchase a ground floor home in such a convenient and central location.

NOTES

LEASE INFO - 99 year lease with 89 years left. Ground Rent £325 pa. Service Charge £1100 approx per annum - variable.

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

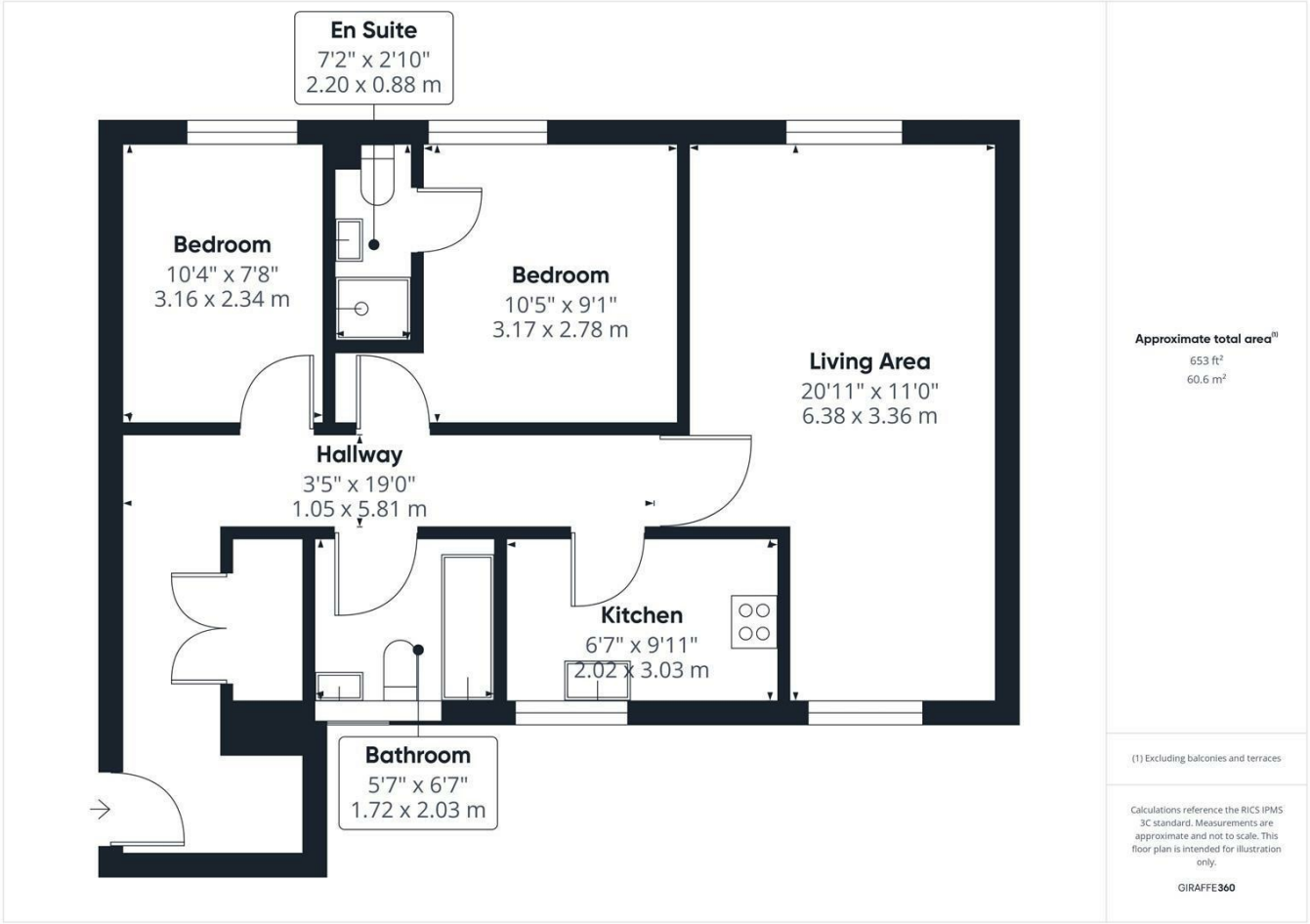
identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

QUERCETUM CLOSE

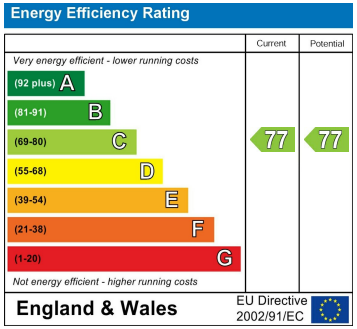












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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