





WALTON STREET, AYLESBURY, BUCKINGHAMSHIRE

PRICE £160,000

LEASEHOLD

Ideally situated in a convenient central location, this well presented one bedroom top floor apartment is just a few minutes' walk from the town centre and station. The property is offered with no upper chain and enjoys attractive views overlooking the Grand Union Canal and offers a bright open-plan kitchen and living area, a comfortable double bedroom and a modern bathroom. Further benefits include residents' parking, making this an excellent choice for first-time buyers, professionals or investors seeking a centrally located home with excellent amenities and transport links nearby.

GEORGE DAVID

WALTON STREET

• ONE BEDROOM TOP-FLOOR APARTMENT • CONVENIENT CENTRAL LOCATION • OVERLOOKING THE GRAND UNION CANAL • LARGE WINDOWS PROVIDING PLENTY OF NATURAL LIGHT • MODERN BATHROOM • NO UPPER CHAIN • OPEN PLAN LIVING • LARGE DOUBLE BEDROOM • RESIDENTS CAR PARK





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 entered via a hallway with doors leading to all rooms.

A bright and spacious open plan living area, featuring large windows which allow plenty of natural light into the room and provide an attractive outlook. There is ample space for a range of living and dining furniture.

The kitchen area is fitted with a range of modern units and incorporates an inset electric hob, oven, splashback and cooker hood. Integrated appliances include a fridge freezer, washing machine and dishwasher.

A generously sized double bedroom offering plenty of space for a large bed and a range of bedroom furniture. The room benefits from a bright and comfortable feel.

The modern bathroom is fully tiled and fitted with a contemporary suite comprising a sink unit with useful storage, WC and bathtub with shower over. A heated towel rail completes the room.

The property benefits from access to a residents' car park.

Overall, this is an excellent opportunity to acquire a bright and well-appointed one bedroom apartment in a convenient location, ideal for first-time buyers, professionals or investors.

NOTES

LEASE INFO - 125 year lease with 115 years left. Ground rent £250 p/a. Service charge £2506.70 p/a.

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.

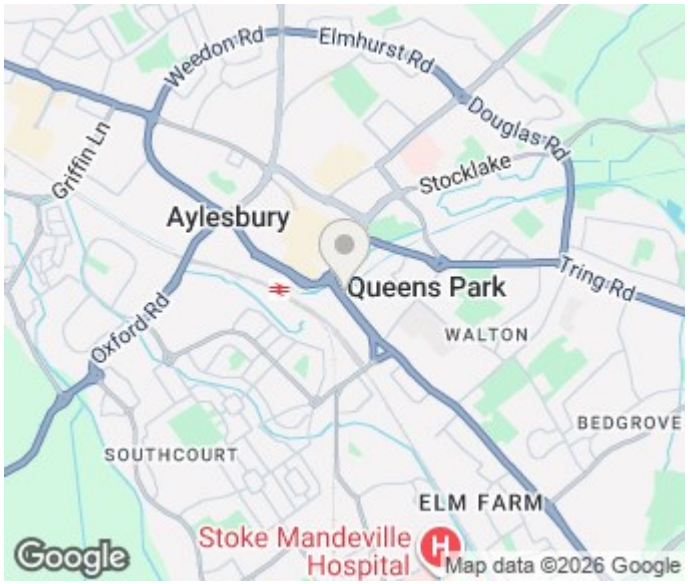
WALTON STREET

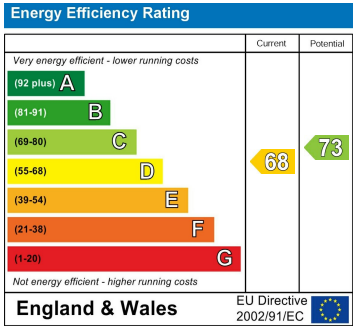












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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