



## BOLDISON CLOSE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £185,000

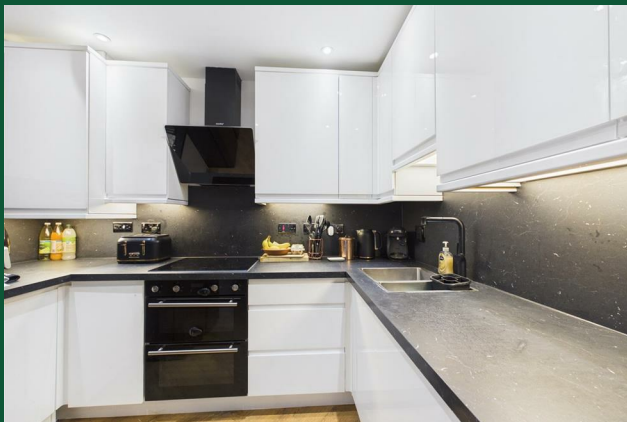
LEASEHOLD

A two bedroom ground floor flat ideally situated in a central location, within easy walking distance of the town centre and train station. The property features a bright open-plan living and kitchen area, two bedrooms, and a modern bathroom. Additional benefits include allocated parking, making it a convenient and attractive option for a range of buyers.



# BOLDISON CLOSE

- TWO BEDROOM GROUND FLOOR FLAT • WALKING DISTANCE TO TOWN CENTRE & STATION • ONE ALLOCATED PARKING SPACE • BRIGHT LIVING SPACE WITH LARGE WINDOWS • MODERN BATHROOM • CLOSE TO SCHOOLS • CLOSE TO LOCAL AMENITIES • COMMUNAL ENTRANCE WITH INTERCOM SYSTEM



## 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 accessed via a communal entrance leading into a private hallway, complete with an intercom system and a useful storage cupboard, providing practical space for coats and household items.

The accommodation comprises two bedrooms, suitable for a range of uses including a main bedroom and guest room, home office or nursery. The bathroom is fitted with a modern suite, offering a clean and functional space.

The kitchen is fitted with a range of units and includes an inset electric hob, oven and extractor fan, along with space for a fridge and an integrated washing machine. This opens through to a bright and

spacious dual-aspect living/dining area, featuring large windows that allow for plenty of natural light and offering ample room for both seating and dining furniture.

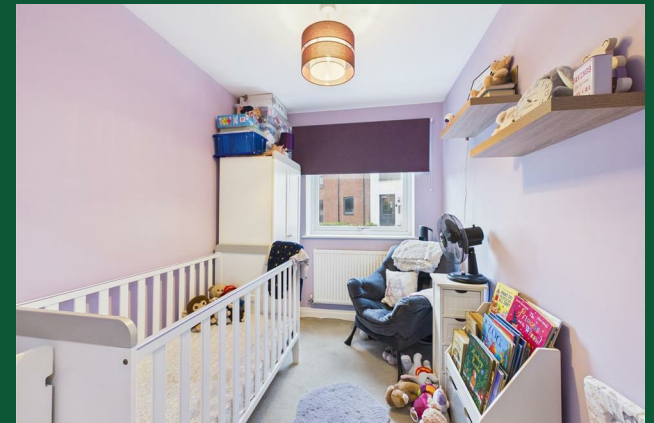
Externally, the property benefits from one allocated parking space.

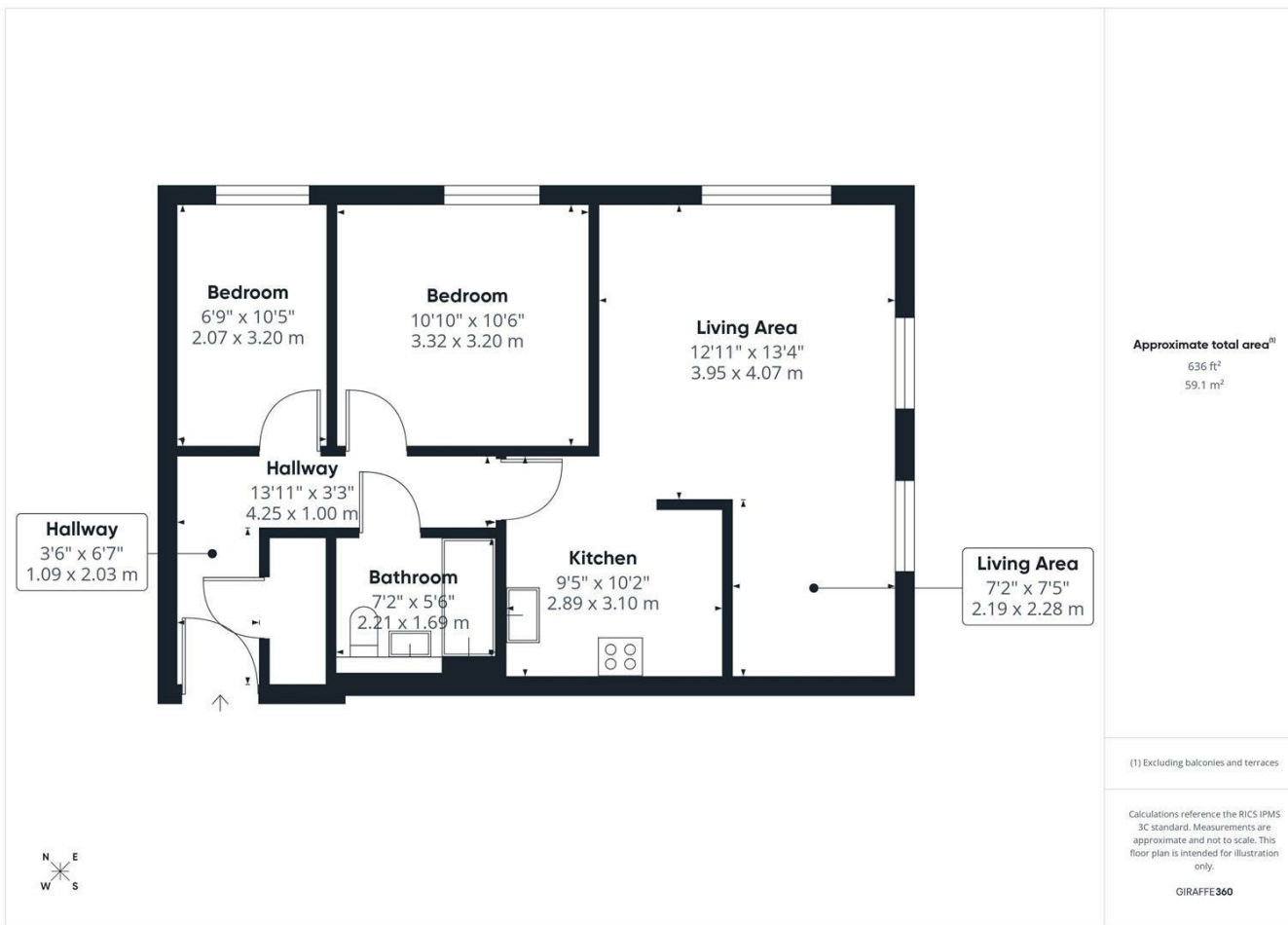
This property would make an ideal first-time purchase, investment opportunity, or low-maintenance home in a highly accessible location.

## NOTES

LEASE INFO - 150 year lease with 138 years left.

## BOLDISON CLOSE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(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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