





PLUTO WAY, BUCKINGHAM PARK, AYLESBURY

PRICE £175,000

LEASEHOLD

A well presented one bedroom top floor flat situated within the popular Buckingham Park development. The property offers bright and modern open-plan living, with a combined living room and kitchen providing a practical and sociable space. The accommodation comprises one bedroom, a bathroom and allocated parking. Ideally located close to local amenities, with easy access to the town centre and surrounding areas, this property would make an excellent home for a single occupant or couple.

GEORGE DAVID

PLUTO WAY

• ONE BEDROOM TOP FLOOR FLAT • BRIGHT OPEN PLAN LIVING • ONE ALLOCATED PARKING SPACE • DOUBLE BEDROOM • KITCHEN WITH INTEGRATED APPLIANCES • EASY ACCESS TO TOWN • CLOSE TO LOCAL AMENITIES • SECURE COMMUNAL BIKE SHED





LOCATION

Buckingham Park is a popular modern residential development on the northern edge of Aylesbury, offering a family-friendly setting with excellent everyday amenities and convenient transport connections. The area benefits from a local shopping parade, community centre, cafés, takeaway restaurants, and schooling, together with parks, play areas, and open green spaces that create a strong community atmosphere. Buckingham Park is ideally positioned for commuters, with easy access to the A41 linking towards Bicester, Milton Keynes, and London. Aylesbury town centre and mainline railway stations are within easy reach, providing regular services to London Marylebone.

ACCOMMODATION

The accommodation comprises an entrance hall with useful storage cupboards and intercom entry system, leading into the well proportioned double bedroom, which also benefits from loft access, and a modern bathroom.

The property features a bright dual-aspect open-plan living area, creating a light and welcoming space for both living and dining. The fitted kitchen includes an inset gas hob, oven and extractor over, together with an integrated washing machine and fridge freezer.

Externally, the property benefits from one allocated parking space and access to a secure communal bike shed.

NOTES

LEASE INFO - 105 years left on the lease. Ground rent £454 p/a. Service charge £1200 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.

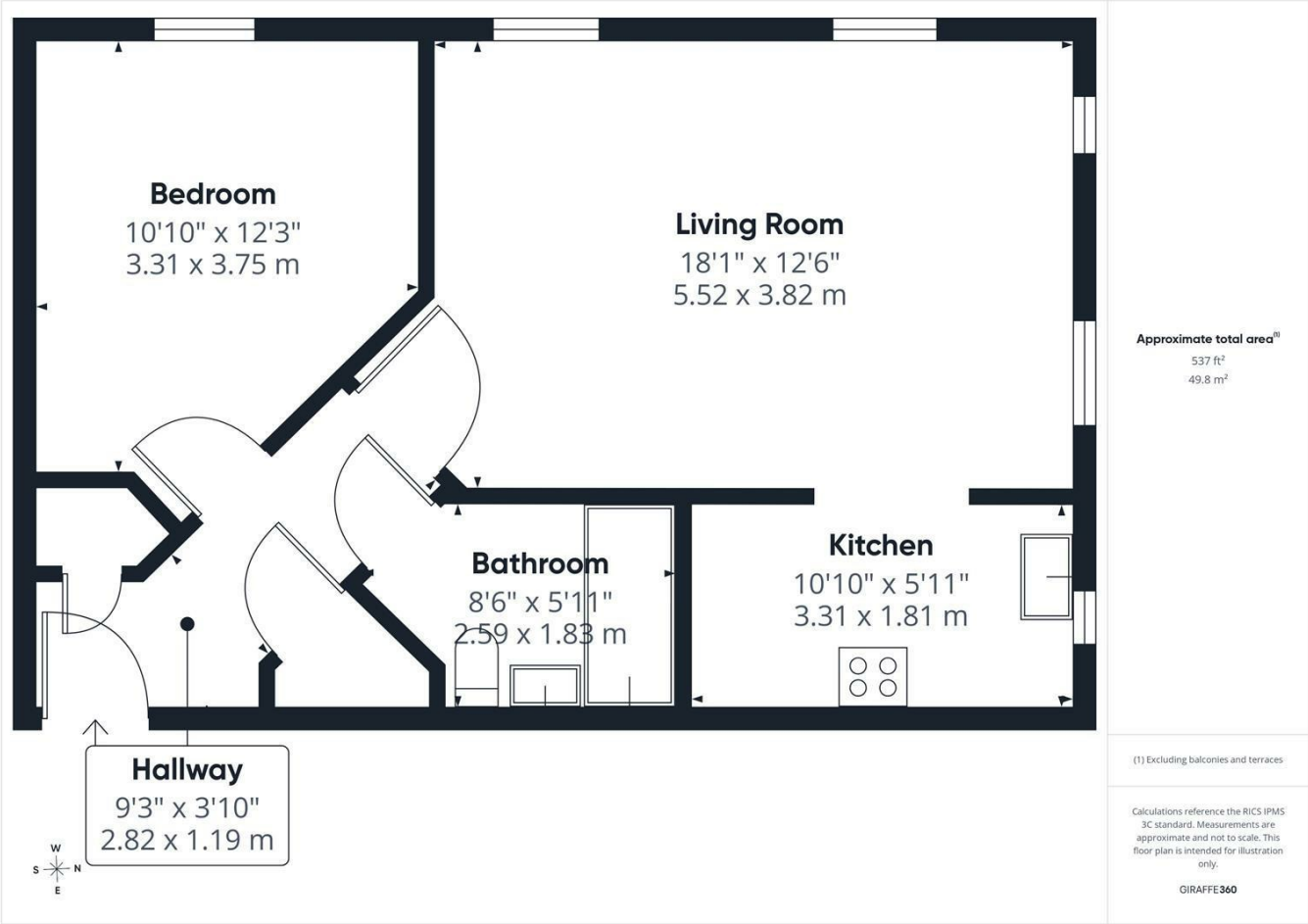
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

PLUTO WAY

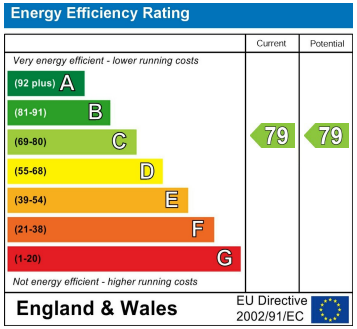












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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