



SOMERVILLE WAY, PREBENDAL FARM, AYLESBURY

PRICE £152,000

LEASEHOLD

A one bedroom ground floor maisonette situated in a popular residential location, offered to the market with no upper chain. The property features a bright open-plan living/kitchen area, double bedroom and a well-appointed bathroom. Externally, the property has a garden, with additional access to a communal garden. An ideal first-time purchase or investment opportunity.



SOMERVILLE WAY

- POPULAR RESIDENTIAL

LOCATION • OFFERED WITH NO UPPER CHAIN • ONE BEDROOM GROUND FLOOR MAISONNETTE • FRONT GARDEN • OPEN-PLAN KITCHEN/LIVING AREA • DOUBLE BEDROOM



LOCATION

Prebendal Farm is a residential estate in southwest Aylesbury, originally developed in the 1970s. It offers a mix of public and private housing, a primary school (Bearbrook Combined), a community centre and a local park. The area is well-connected by regular bus services and is known for its friendly, close-knit community.

ACCOMMODATION

The property is accessed via a private entrance hall, which features useful storage cupboards, providing ample space for coats, shoes, and household essentials. The double bedroom is generously proportioned, offering flexibility for bedroom furniture and personal touches.

The bathroom is well-appointed with a sink, WC, bathtub and additional storage. The heart of the home is the open-plan kitchen/living area. The kitchen provides space for a fridge, washing machine, and cooker, while the living area can comfortably accommodate a range of furniture, making it perfect for relaxing or entertaining guests.

Externally, the property has access to its own garden with additional access to a communal garden, offering a pleasant outdoor space to enjoy.

NOTES

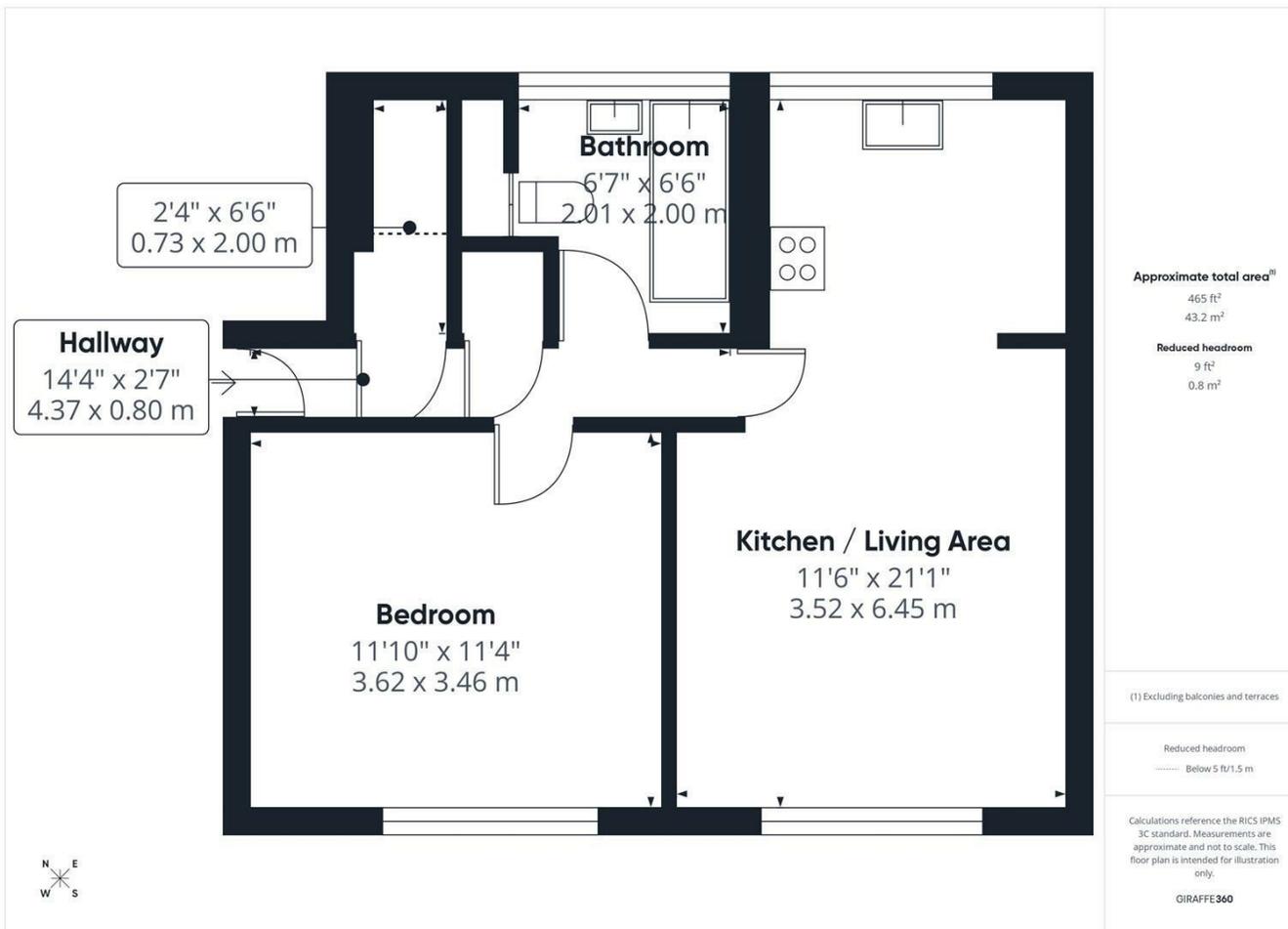
LEASE INFO - 125 year lease with 106 years left.

Service Charge & Ground Rent £300-£350 p/a.

Central heating system does not work, boiler and 2 radiators would need to be replaced by the new owner.

SOMERVILLE WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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