





TRING ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £699,950

FREEHOLD

A fantastic investment opportunity in a prime central location, The Town House B&B is an elegant and welcoming 18th-century property brimming with original period features and character. Ideally situated just a few minutes' walk from the town centre, railway station, Tesco Superstore, and Aylesbury Waterside Theatre, the property is perfectly positioned for both business and leisure guests. Arranged over four floors, the accommodation comprises six well-proportioned bedrooms, three bathrooms, a dining area, kitchen, and ground floor WC. To the rear, there is valuable off-road parking for up to six vehicles, further enhancing its appeal for guests and investors alike.

GEORGE DAVID

TRING ROAD

• PRIME CENTRAL LOCATION • FANTASTIC INVESTMENT OPPORTUNITY • 18TH CENTURY TOWN HOUSE B&B • SIX GUEST BEDROOMS • OFF ROAD PARKING FOR UP TO SIX CARS • THREE BATHROOMS INCLUDING EN SUITE • DINING AREA AND KITCHEN • MINUTES WALK TO TOWN & STATION • IDEAL FOR BUSINESS AND LEISURE GUESTS • CLOSE TO AYLESBURY WATERSIDE THEATRE





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

An exceptional opportunity to acquire The Town House B&B, an elegant and welcoming 18th-century property full of charm and character, occupying a highly desirable central location within easy walking distance of Aylesbury town centre. This attractive period building retains many original features, including beautiful cast iron fireplaces and large windows that flood the accommodation with natural light, creating a warm and inviting atmosphere for guests.

Ideally positioned just a few minutes' walk from the town centre, mainline railway station, Tesco Superstore and the Aylesbury Waterside Theatre, the property is perfectly placed to attract both business and leisure visitors, making it an excellent investment opportunity.

The accommodation is arranged over four floors and is currently configured as a successful guest house. The ground floor comprises two well-proportioned guest bedrooms together with a convenient WC. Stairs lead down to the basement level, where there is a spacious dining area for guests and a well-equipped kitchen.

On the first floor are two further guest bedrooms served by two bathrooms, while the second floor offers an additional two bedrooms, one of which benefits from its own en suite shower room.

Externally, the property enjoys the significant advantage of a gravelled off-road parking area to the rear, providing space for up to six vehicles—an invaluable feature for guests in such a central location.

Combining period elegance, generous accommodation and an outstanding town centre position, The Town House B&B represents a rare opportunity for investors seeking an established

hospitality business or those looking to continue or adapt its current use, subject to any necessary consents.

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.

TRING ROAD













TRING ROAD

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band

Viewings – By Appointment Only

Floor Area – 1584.00 sq ft

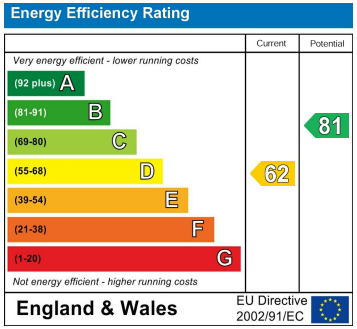
Tenure – Freehold











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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