CHAPPELL CLOSE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £200,000

LEASEHOLD

A well presented two bedroom ground floor maisonette ideally located within easy walking distance of the town centre and train station. The property is offered with no upper chain and features a bright open plan living area, two bedrooms, a bathroom, an allocated parking space, and direct access to a shared garden, offering convenient and comfortable living in a central location.

GEORGE DAVID

CHAPPELL CLOSE

• TWO BEDROOM GROUND FLOOR MAISONETTE • WALKING DISTANCE OF TOWN CENTRE & STATION • OPEN PLAN LIVING • DIRECT ACCESS TO THE SHARED GARDEN • ONE ALLOCATED PARKING SPACE • MODERN BATHROOM • CONVENIENT LOCATION • NO UPPER CHAIN

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 entered via a welcoming entrance hall, which benefits from useful built-in storage cupboards. The dual-aspect open plan living/kitchen area, provides an excellent space for both relaxing and entertaining. The kitchen is fitted with a range of units and incorporates an inset electric hob with oven below, integrated dishwasher, and space for a fridge.

There are two bedrooms, both served by a modern bathroom comprising a panel-enclosed bath with shower over, hand basin, WC and heated towel rail.

A particular feature of the property is the direct access from the apartment to the shared garden, providing pleasant outdoor space to enjoy. To the front of the building, the property further benefits from one allocated parking space.

Conveniently located close to local amenities and transport links, this attractive maisonette would make an ideal first-time purchase, investment opportunity or downsize home.

NOTE

LEASE INFO - 99 year lease with 89 years left. Service charge £1933.44 pa. Ground rent £325 pa.

INFORMATION FOR BUYERS

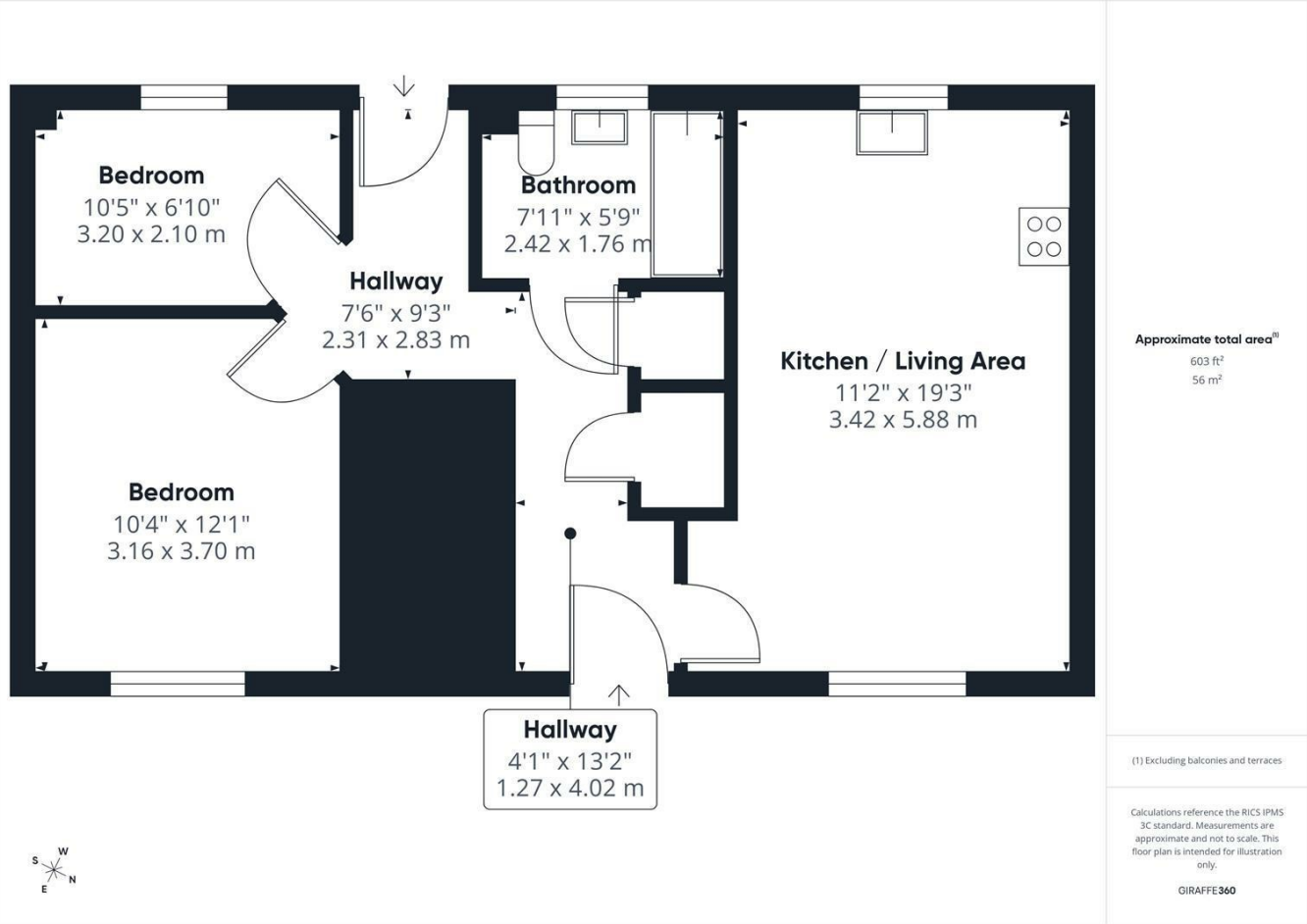
Before we can enter offer negotiations on a property, we require the following:

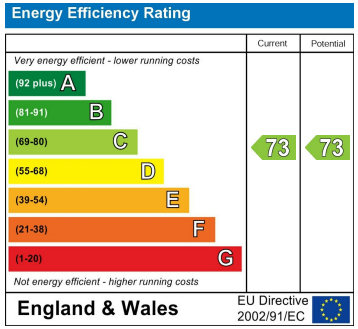
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

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.

CHAPPELL CLOSE





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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