

CHURCHILL COURT, BEACONSFIELD ROAD, AYLESBURY

ASKING PRICE £90,000

LEASEHOLD

Exclusively for the over 60's, this two bedroom GROUND FLOOR retirement apartment is set within walking distance to the town centre & station. Accommodation offers 2 bedrooms, bathroom, kitchen and living room. The development has parking and communal gardens, as well as frequent social activities.

Having been significantly improved by the current owner within the last 12 months, the property benefits from a full rewire with a new consumer unit (fuse box), new electric radiators throughout the property, a newly installed hot water tank system, and freshly re-plastered walls throughout. The kitchen also features a brand-new hob and oven, both of which have never been used, while new carpets have been fitted throughout, creating a fresh and move-in-ready home.



CHURCHILL COURT,

• RETIREMENT PROPERTY • TWO
BEDROOMS • GROUND FLOOR
APARTMENT • EXCLUSIVELY FOR OVER
60'S • COMMUNAL GARDENS • NO UPPER
CHAIN • PARKING • CARELINE ALARM
SERVICE AND RESIDENT MANAGEMENT
STAFF



ACCOMMODATION

HALLWAY - Doors to all rooms. Airing cupboard.

BEDROOM - Single room.

BEDROOM - Double room.

LIVING ROOM - Space for a sofa set and dining set.
Door to kitchen.

KITCHEN - Range of wall and base units, worktops,
inset electric hob, cooker hood and oven, space for
fridge/freezer and another appliance.

BATHROOM - WC, hand wash basin, bathtub

COMMUNAL GARDENS - offering green space with
numerous bench spots to sit down and enjoy outside
space

NOTES

LEASE INFO - Service Charge £221.53 per month.
New lease on completion to 99 years.

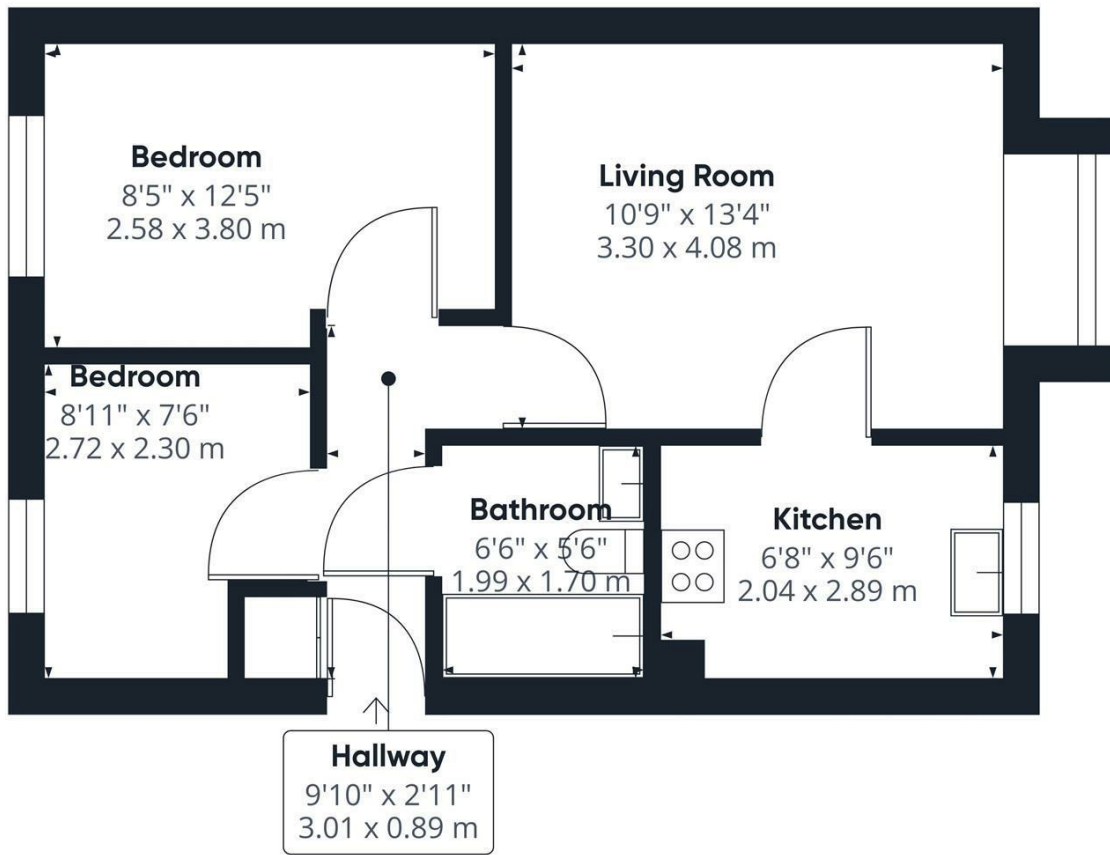
LOCATION

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.

CHURCHILL COURT,





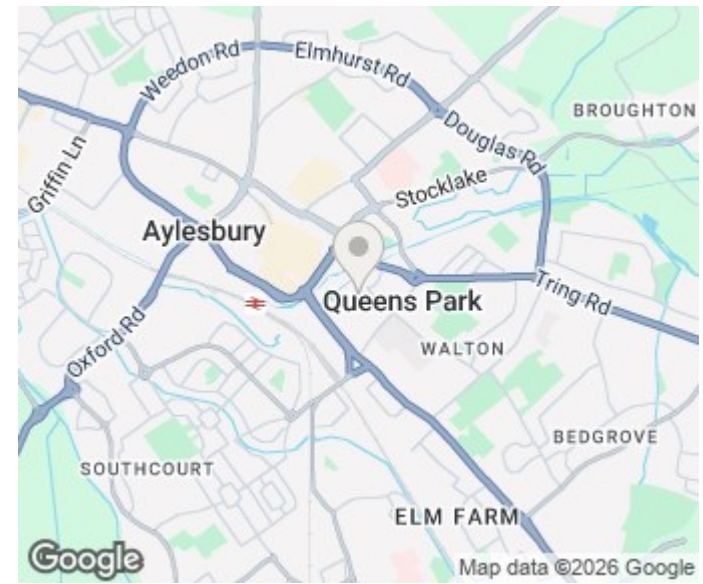
Approximate total area⁽¹⁾
 456.49 ft²
 42.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	66		
(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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