



## WHADDON CHASE, AYLESBURY, BUCKINGHAMSHIRE

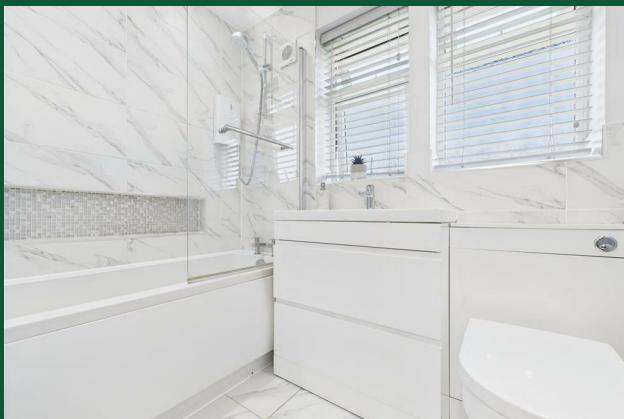
OFFERS IN EXCESS OF £250,000  
LEASEHOLD

A well presented three bedroom first-floor maisonette ideally located close to the town centre, schools and train station. The property offers spacious accommodation throughout, featuring a stylish kitchen, bright living room, modern bathroom suite, three generous bedrooms and a rear garden.



# WHADDON CHASE

- CENTRAL LOCATION • FIRST FLOOR
- MAISONETTE • THREE
- BEDROOMS • IMMACULATE ORDER
- THROUGHOUT • WALKING DISTANCE TO
- SCHOOLS • WALKING DISTANCE TO TOWN AND
- STATION • GARDEN WITH BUILT IN SEATING
- AREA • MODERN KITCHEN AND BATHROOM



## 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

A beautifully presented and spacious three bedroom first-floor maisonette, ideally suited for families, first-time buyers, or investors alike. This charming home offers generous living space and a modern finish throughout, combining style and practicality in a central location.

The property welcomes you with a bright and airy atmosphere, featuring a stylish kitchen fitted with contemporary units and ample space for appliances. The spacious living room is flooded with natural light

and boasts a feature fireplace, adding character to the space.

There are three well proportioned bedrooms, each offering flexibility for family use, guest accommodation, or a home office. The modern bathroom suite is sleek and well-appointed, designed with both comfort and convenience in mind.

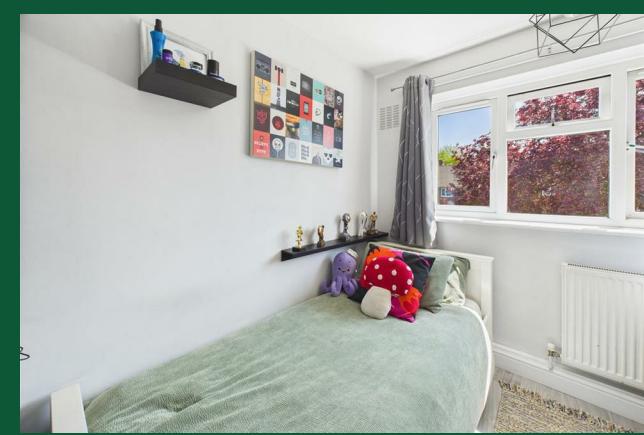
Externally, the property enjoys a private rear garden complete with a lawned area, well maintained plants and shrubs, and a built-in seating area—ideal for outdoor dining, relaxing, or entertaining guests.

Situated in a convenient location close to local amenities, schools, and transport links, this maisonette combines comfort, space, and excellent accessibility.

## NOTES

LEASE INFO - 120 years from August 2020. Ground Rent £10 p/a. Service Charge £288.29 p/a.

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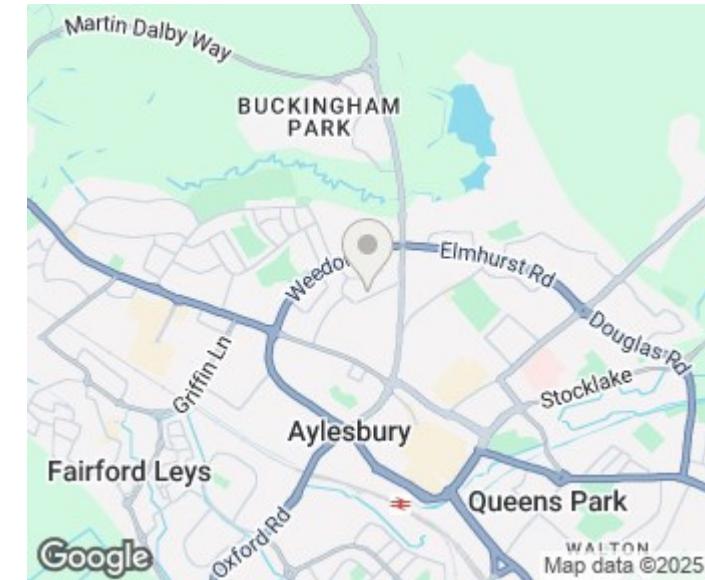
Approximate total area<sup>(1)</sup>  
782 ft<sup>2</sup>  
72.5 m<sup>2</sup>

(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	74	74
(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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