



ORWELL DRIVE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £165,000

LEASEHOLD

A one bedroom, first-floor maisonette situated in a popular residential area, conveniently located within walking distance of Stoke Mandeville Hospital. The property comprises a kitchen, comfortable living room, double bedroom and bathroom. Further benefits include allocated parking, making this an ideal home for first-time buyers, professionals or investors alike.



ORWELL DRIVE

• ONE BEDROOM FIRST FLOOR
MAISONETTE • POPULAR RESIDENTIAL
LOCATION • WALKING DISTANCE OF STOKE
MANDEVILLE HOSPITAL • ALLOCATED
PARKING • STYLISH BATHROOM • BEDROOM
WITH BUILT IN WARDROBE



LOCATION

Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

ACCOMMODATION

The property is accessed via an entrance hall, which provides useful space for coats and shoes, along with stairs leading to the first-floor accommodation.

The living room offers ample space for both living and dining furniture, creating a versatile and welcoming area to relax or entertain. A useful cupboard provides additional practical storage.

The kitchen is fitted with an inset electric hob and oven, with space for a fridge and washing machine, offering everything needed for day-to-day living.

The double bedroom benefits from a built-in wardrobe, providing convenient storage, together with access to the loft.

The stylish bathroom is fully tiled and fitted with a modern walk-in shower, wash basin with storage beneath, WC and heated towel rail.

Externally, the property benefits from one allocated parking space.

NOTE

Seller will extend lease to 125 years on completion. Ground rent is paid half yearly at £71. Service charge £39 per year.

INFORMATION FOR BUYERS

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

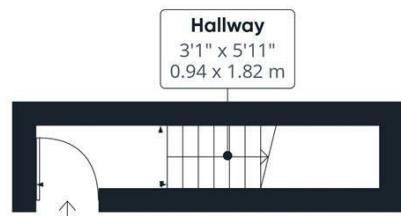
1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

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.

ORWELL DRIVE





Ground Floor



Floor 1

Approximate total area⁽¹⁾
448 ft²
41.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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