

## WESTFIELD, HAWKSLADE, AYLESBURY

**ASKING PRICE £170,000**

**LEASEHOLD**

Immaculately presented one bedroom ground floor maisonette located in the popular Hawkslade area. The property features a modern fitted kitchen, a bright living room, a spacious bedroom and a contemporary bathroom. Additional benefits include a shared garden and allocated parking. Ideal for first-time buyers or investors.





## WESTFIELD

• ONE BEDROOM GROUND FLOOR  
MAISONETTE • POPULAR HAWKSLADE  
AREA • IMMACULATELY PRESENTED  
THROUGHOUT • SHARED GARDEN • ALLOCATED  
PARKING • MODERN FITTED KITCHEN • DOUBLE  
BEDROOM WITH BUILT-IN WARDROBE • IDEAL FOR  
FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS



### 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 comprises an entrance hall with a useful storage cupboard, leading to a bathroom fitted with a bathtub and shower attachment, WC, hand wash basin and heated towel rail. The dual-aspect living area provides plenty of natural light and offers ample space for a range of furniture, with double doors opening directly onto the garden.

The modern fitted kitchen features a range of contemporary units and work surfaces, with space for a cooker, washing machine and fridge. The double bedroom benefits from a built-in wardrobe, providing excellent storage solutions.

Externally, the property enjoys access to a shared garden with both patio and lawn areas, offering a pleasant outdoor space. Further benefits include one allocated parking space and two visitor spaces. There is also an outside storage cupboard by the front door.

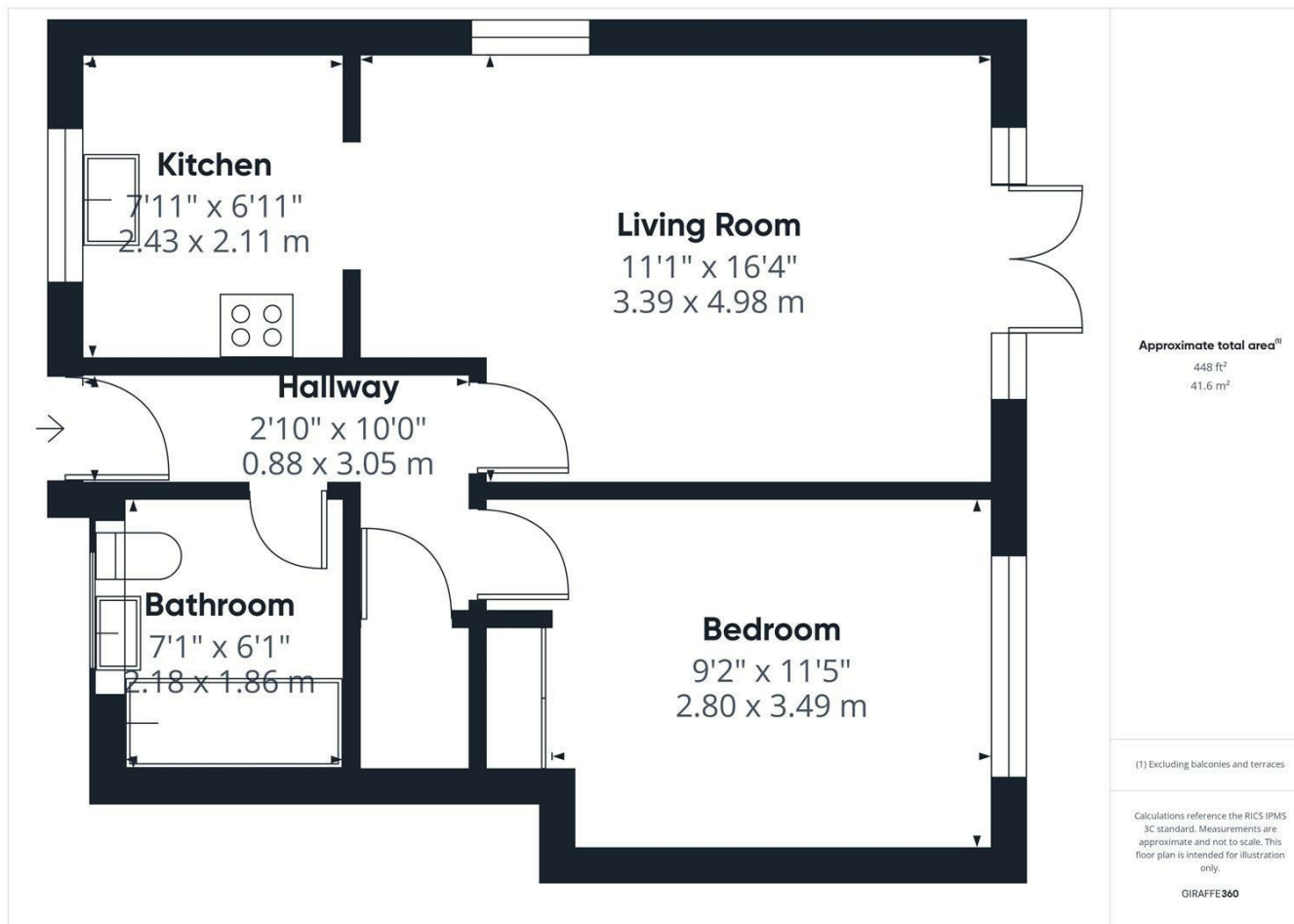
### NOTE

LEASE INFO - 125 year lease with 90 years left.

Ground Rent £130 pa. Service Charge £1965 pa, paid in 4 instalments.

## WESTFIELD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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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