



FRIARSCROFT WAY, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £190,000

LEASEHOLD

A two bedroom third floor flat offered with no upper chain, ideally located just a few minutes' walk from the train station and town centre. The property features a spacious living room, fitted kitchen, two bedrooms, bathroom and allocated parking – perfect for first-time buyers or investors.



FRIARSCROFT WAY

- NO UPPER CHAIN • TWO BEDROOM THIRD FLOOR FLAT • FEW MINUTES' WALK TO TRAIN STATION AND TOWN CENTRE • SPACIOUS LIVING ROOM • IDEAL FOR FIRST-TIME BUYERS OR INVESTORS • SECURE COMMUNAL ENTRANCE • ALLOCATED PARKING • LEASE IN EXCESS OF 970 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.

ACCOMMODATION

The property is accessed via a secure communal entrance with intercom system, leading to a welcoming hallway which benefits from built-in storage cupboards.

The accommodation comprises a spacious living room with an open aspect, which flows neatly into the kitchen. The kitchen is fitted with an inset electric hob, built-in oven, and offers space for additional appliances.

There are two good sized bedrooms and a bathroom fitted with a three-piece suite.

Outside there is allocated parking as well as visitors spaces.

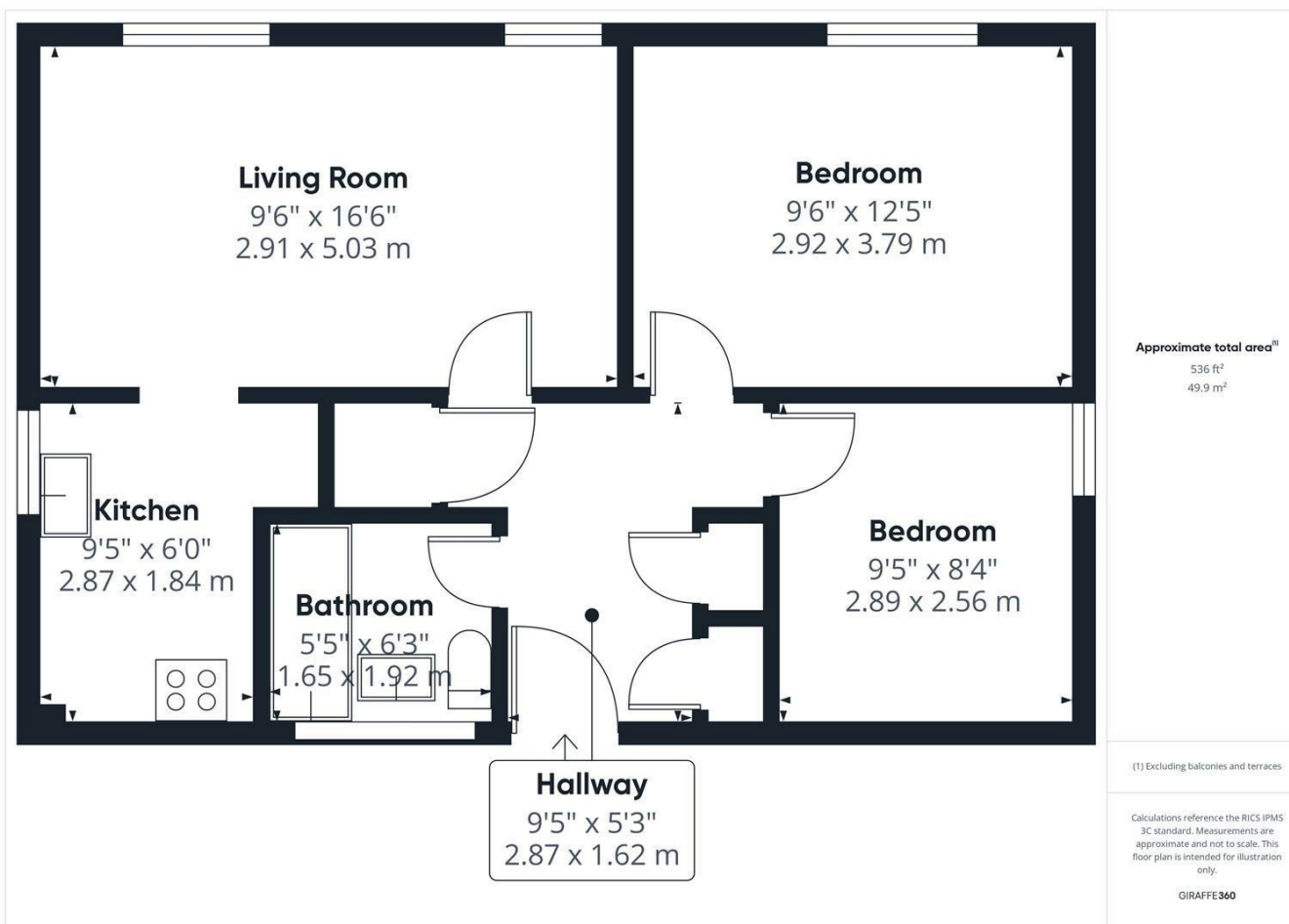
This property would make an ideal purchase for first-time buyers or buy-to-let investors, with the added benefit of being offered chain free.

NOTES

LEASE INFO - 999 year lease with 973 years left. Service Charge £110 p/m. No Ground Rent Charges.

FRIARSCROFT WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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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