



STADIUM APPROACH, AYLESBURY, BUCKINGHAMSHIRE

PRICE £210,000

LEASEHOLD

Situated on the south side of Aylesbury, this well- positioned two bedroom first-floor flat is just a short walk from Stoke Mandeville Hospital, making it an ideal choice for first-time buyers, professionals or investors. The property offers open-plan living/kitchen area, two bedrooms and a bathroom. Further benefits include one allocated parking space and the advantage of being offered for sale with no upper chain.



STADIUM APPROACH

- TWO BEDROOM FIRST FLOOR FLAT • NO UPPER CHAIN • LIFT ACCESS • OPEN PLAN LIVING/KITCHEN AREA • ONE ALLOCATED PARKING SPACE • MINUTES WALK TO HOSPITAL



LOCATION

The Green is a modern housing development situated in a convenient position just south of Aylesbury's town centre and within close walking distance to Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and has several amenities close by including a Gym/Sports Centre, Asda Supermarket, Convenience Store and Take Away. There is a choice of train stations at Aylesbury Central and Stoke Mandeville offering mainline services into London Marylebone, both of which are under two miles away. The local Primary School, William Harding Combined, is within short walking distance and the estate falls into the Aylesbury Grammar School catchment area.

ACCOMMODATION

Upon entering, the entrance hall provides access to all principal rooms and benefits from a useful storage cupboard.

The property offers two bedrooms, with the main bedroom benefiting from built-in wardrobes, providing practical storage. The accommodation is completed by a bathroom.

The heart of the home is the open-plan living/kitchen area, providing a sociable and versatile space for both relaxing and entertaining. There is ample room for a range of furniture, while doors open onto a Juliet

balcony, allowing plenty of natural light into the room.

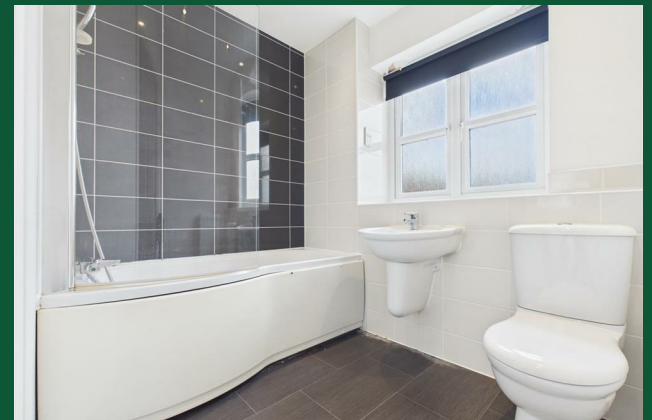
The fitted kitchen is well equipped with an inset gas hob and oven, with a splashback and extractor hood over. There is also an integrated washing machine and space for a fridge/freezer.

Externally, the property benefits from one allocated parking space.

NOTES

LEASE INFO - 130 year lease with 120 years left. Ground rent £275 p/a. Service charge £2843 p/a.

STADIUM APPROACH





(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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