





BELLINGHAM WAY, KINGSBROOK, AYLESBURY

PRICE £250,000

LEASEHOLD

Two Bedroom Ground Floor Flat – Kingsbrook Development

Situated within the popular new Kingsbrook development, this well presented two bedroom ground floor flat is offered in fantastic order throughout. The accommodation comprises a living room, modern kitchen fitted with integrated appliances, two bedrooms, and a bathroom. The main bedroom benefits from access to a small private patio area. Externally, the property further benefits from allocated parking within a secure gated car park. An ideal property for first-time buyers, downsizers or investors alike. Early viewing is highly recommended to appreciate the presentation and location on offer.

GEORGE DAVID

BELLINGHAM WAY

• KINGSBROOK DEVELOPMENT • TWO BEDROOM GROUND FLOOR APARTMENT • WELL PRESENTED ACCOMMODATION • KITCHEN WITH INTEGRATED APPLIANCES • ALLOCATED PARKING IN GATED CAR PARK • WALKING DISTANCE TO SCHOOLS & AMENITIES • CUSTOM-FITTED SHUTTER BLINDS THROUGHOUT • MAIN BEDROOM WITH FITTED WARDROBES & ACCESS TO PATIO AREA





LOCATION

Situated within the new and popular Kingsbrook development on the edge of Aylesbury, this property enjoys a prime position within a modern community designed for sustainable living. Residents benefit from a range of local amenities including a Tesco express, Wenzels, Esquires coffee shop and dental surgery, alongside extensive green spaces, walking routes and nature reserves. The development is particularly popular with families, offering excellent educational provision including The Kingsbrook School and local primary schools within easy walking distance. For commuters, there are convenient road links via the A41, while Aylesbury station provides direct services to London Marylebone in around an hour, making this an ideal location for those seeking a balance of countryside surroundings and connectivity. Please note there is an Estate Management charge.

ACCOMMODATION

Upon entering the property, the entrance hall provides a welcoming first impression and benefits from two useful storage cupboards, ideal for keeping everyday essentials neatly tucked away.

The living room is a particularly appealing space, featuring double doors which allow an abundance of natural light to flood the room. There is ample space for both living and dining furniture, creating a versatile area for relaxing or entertaining. The room is further enhanced by custom-fitted shutter blinds, adding a stylish and contemporary finish.

The kitchen is fitted with a range of modern units and incorporates an inset gas hob, oven, extractor fan and splashback. There is also an integrated fridge freezer and dishwasher, together with space for a washing machine, providing a practical and well-equipped space for everyday living.

The apartment offers two well proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a dressing table, providing excellent storage and preparation space. Double doors open directly onto a small patio area, creating a pleasant outdoor space to enjoy. Custom-fitted shutter blinds complete the room, complementing the property's attractive presentation.

The bathroom comprises a WC, wash basin and bathtub with shower over.

Externally, the property benefits from one allocated parking space within a gated car park, offering secure and convenient off-road parking.

LEASE INFO

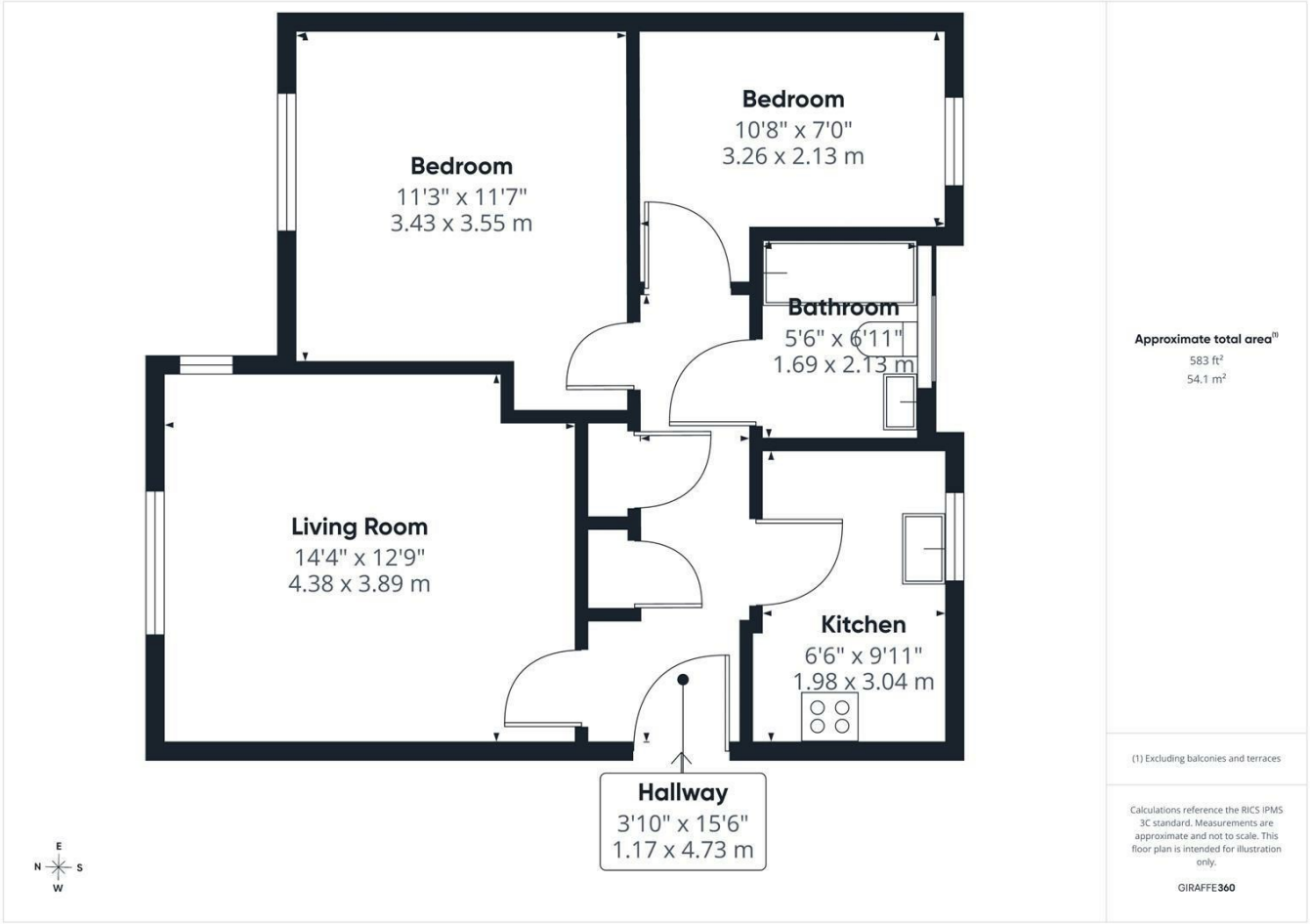
999 year lease with 994 years left. Service charge for 2026/27 approx. £2098 p/a. No ground rent charge.

BELLINGHAM WAY

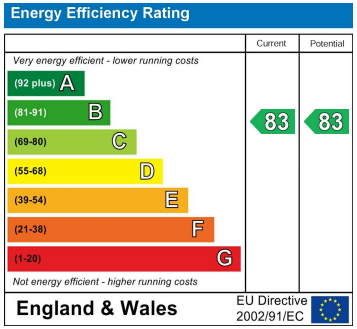












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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