



WHITEHEAD WAY, LAVENDER GRANGE, AYLESBURY

PRICE £215,000

LEASEHOLD

NEWLY EXTENDED 125 YEAR LEASE FROM SEPTEMBER 2025 - A two bedroom ground floor flat in the popular Lavender Grange area, within easy walking distance of Stoke Mandeville Hospital. The accommodation includes a spacious living room, kitchen, two bedrooms (with an en suite to the main), and a separate bathroom. The property benefits from gated communal parking and is ideally located close to local amenities and transport links.



WHITEHEAD WAY

- NEWLY EXTENDED 125 YEAR LEASE FROM SEPTEMBER 2025 • LAVENDER GRANGE • TWO BEDROOM GROUND FLOOR FLAT • GATED COMMUNAL PARKING • WALKING DISTANCE TO STOKE MANDEVILLE HOSPITAL • SPACIOUS LIVING ROOM • CLOSE TO LOCAL AMENITIES • EN SUITE SHOWER ROOM

LOCATION

Situated to the south of Aylesbury's town centre and within short walking distance of Stoke Mandeville Hospital. The estate is just over a mile walk to the town centre and train station and benefits from several amenities close by including a sport centre/gym, convenience store, take away and sports/social club with squash courts. The estate is situated within the Aylesbury Grammar School Catchment area for secondary education. At primary level the estate falls into the catchment area for William Harding Combined school.

ACCOMMODATION

The property is accessed via a welcoming hallway leading to a spacious living room, perfect for relaxing or entertaining. The kitchen is fitted with an inset electric hob and oven, with space for additional appliances.

There are two bedrooms, with the main bedroom benefiting from an en suite shower room, alongside a separate bathroom.

Externally, the development features gated communal parking, providing both security and convenience. With its excellent location, modern layout, and proximity to local amenities and transport links, this property is ideal for first-time buyers, downsizers or investors alike.

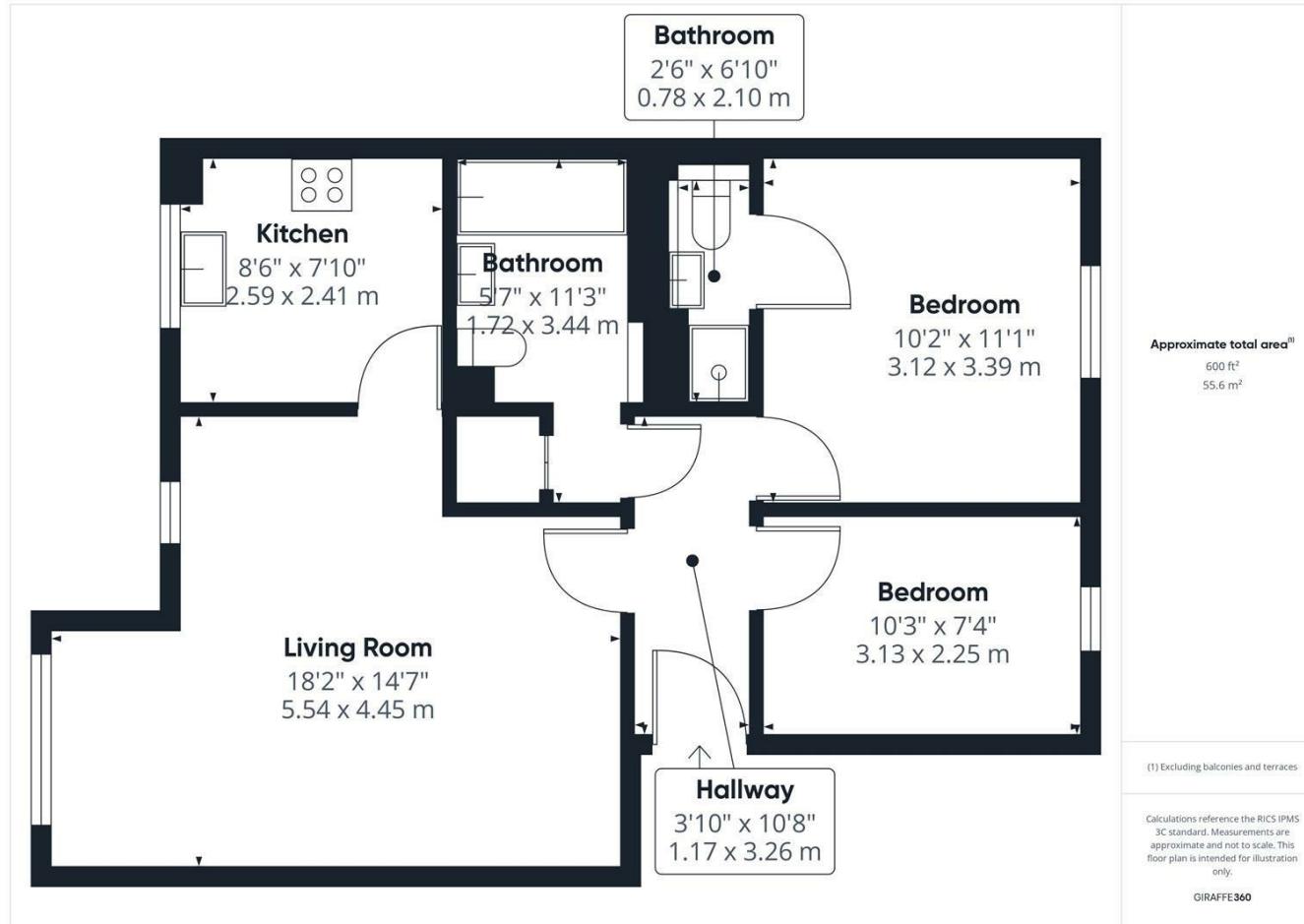
NOTES

LEASE INFO - Newly extended 125 year lease from September 2025. Ground Rent £75 twice yearly. Service Charge £106 per month.



WHITEHEAD WAY





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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