



WHITEHEAD WAY, LAVENDER GRANGE, AYLESBURY

PRICE £195,000

LEASEHOLD

A two bedroom second floor flat situated on the south side of Aylesbury, ideally located close to Stoke Mandeville Hospital with easy access to Aylesbury town centre and station. The accommodation comprises a living room, kitchen, two bedrooms and a bathroom. Further benefits include residents' parking and access to a communal garden, making this an ideal home for first-time buyers, professionals, or investors.



WHITEHEAD WAY

• SECOND FLOOR FLAT • SOUTHSIDE OF
AYLESBURY • TWO
BEDROOMS • RESIDENTS' PARKING • CLOSE
TO STOKE MANDEVILLE HOSPITAL • EASY
ACCESS TO TOWN • COMMUNAL
GARDEN • SPACIOUS LIVING 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 accommodation is entered via a welcoming hallway featuring an entry phone intercom system and a useful built-in storage cupboard. The bright and spacious living room provides ample space for both seating and dining, creating an ideal area for relaxing or entertaining.

The kitchen is fitted with a range of wall and base units incorporating an inset electric hob with electric oven beneath. There is additional space for a fridge and washing machine, together with work surfaces and storage to meet everyday needs.

There are two well-proportioned bedrooms, offering flexible accommodation for a couple, small family or those requiring a home office. The bathroom is fitted

with a white suite comprising a low-level WC, wash hand basin and panelled bath with a power shower over.

Externally, residents benefit from allocated parking and access to well-maintained communal gardens, providing attractive outdoor space to enjoy.

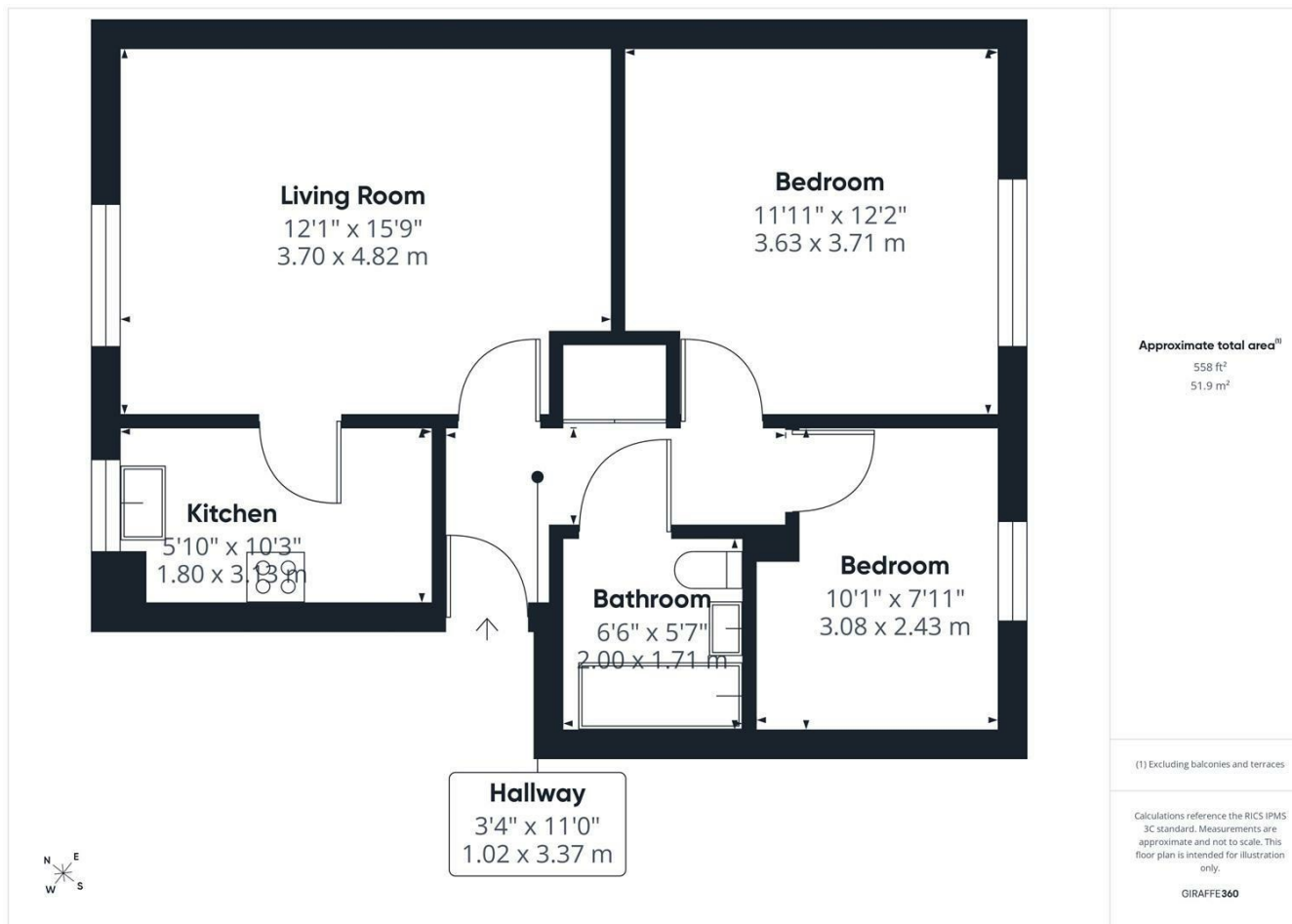
Offering a convenient location, practical accommodation and excellent transport links, this is a superb property that is sure to appeal to a wide range of buyers.

NOTE

LEASE INFO - 125 year lease with 119 years left.
Ground rent £250 per year. Service charge £107 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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