



WYCLIFFE END, AYLESBURY, BUCKINGHAMSHIRE

PRICE £99,950

LEASEHOLD

A second-floor studio flat ideally situated in a central location, within easy reach of the town centre and station. The property offers a living space, kitchen and modern shower room. Residents benefit from a secure communal entrance, accessed via a video-call app. The development also provides access to The Hub, featuring a 24-hour security office, vending machines and complimentary commercial washer/dryers for residents. Externally, there is a gated grassed area, offering outdoor space and secure bike storage. A communal car park is also available. The service charge includes electricity, gas and building insurance. Offered with no upper chain.



WYCLIFFE END

- CENTRAL LOCATION
- SECOND FLOOR STUDIO FLAT
- WELL PRESENTED THROUGHOUT
- BRIGHT AND AIRY LIVING AREA
- COMMUNAL CAR PARK
- NO UPPER CHAIN
- WALKING DISTANCE TO TOWN CENTRE
- WALKING DISTANCE TO STATION
- MODERN SHOWER ROOM
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY



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.

ACCOMMODATION

The property is accessed via a communal entrance with stairs leading to the second floor. Upon entering the flat, you are welcomed by a hallway featuring built-in storage units, providing practical space for everyday essentials.

The accommodation includes a modern shower room fitted with a WC, wash hand basin, heated towel rail and a shower cubicle. The kitchen consists of an inset electric hob and oven, along with space for an under-counter fridge.

The bright living area offers a versatile open-plan space, enhanced by built-in storage units and a cleverly designed pull-out bed, maximising both comfort and functionality.

Externally, residents benefit from access to a communal car park.

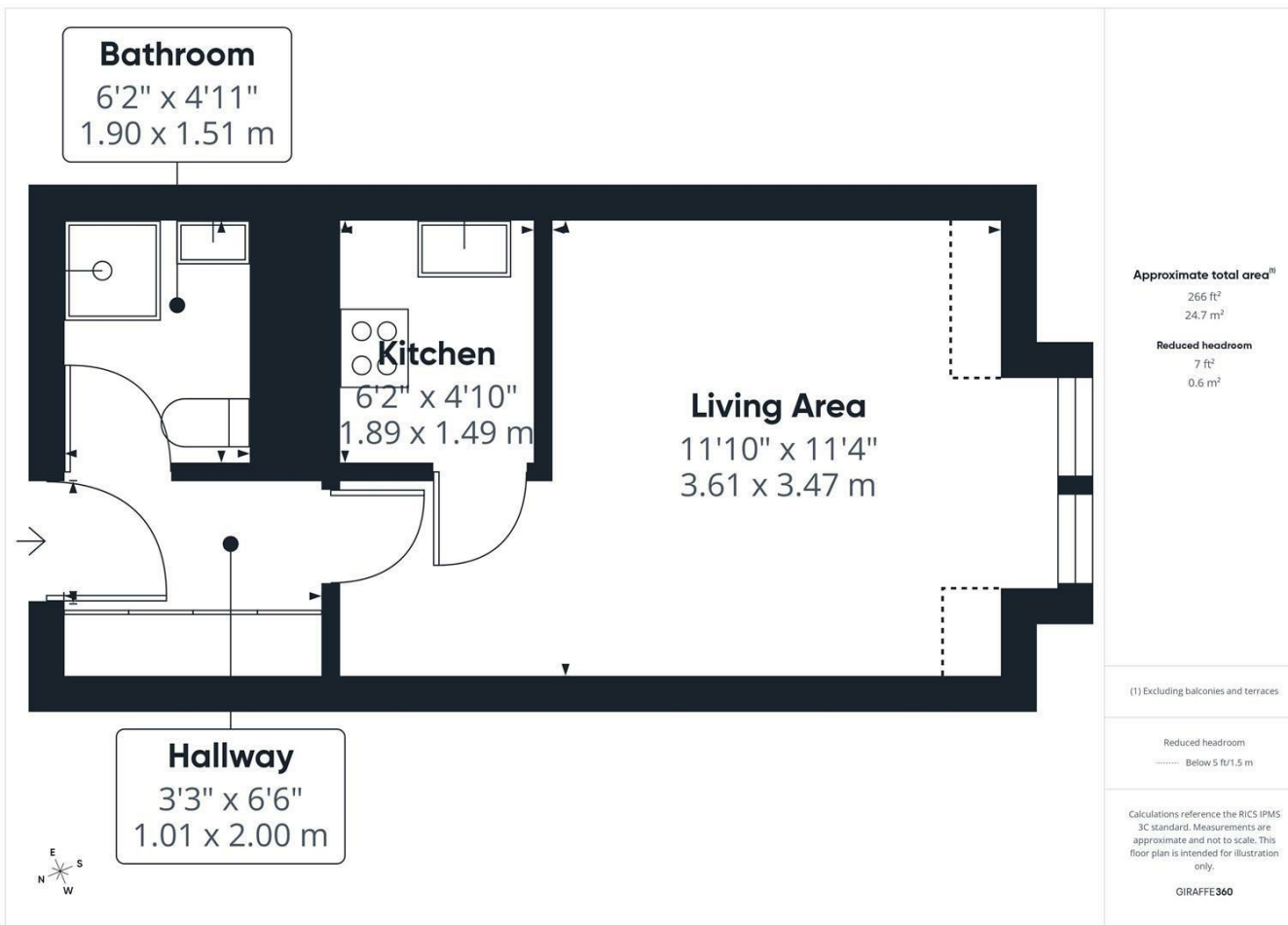
This property is an excellent opportunity for first-time buyers, investors, or those looking for a low-maintenance home in a highly convenient location.

NOTES

LEASE INFO - 117 year lease with 85 years left. £10 pa ground rent. £2368.43 pa inc electricity, gas and building insurance.

WYCLIFFE END





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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