



## WALTON STREET, AYLESBURY, BUCKINGHAMSHIRE

**PRICE £150,000**

**LEASEHOLD**

A well presented one bedroom top floor apartment, ideally situated within walking distance of Aylesbury town centre and station. The property is also conveniently located close to Aylesbury Waterside Theatre and Waitrose, making it perfectly placed for a range of amenities and transport links. The accommodation comprises an open-plan living/kitchen area, double bedroom and a bathroom. Further benefits include allocated parking within a secure gated car park. Offered for sale with no upper chain, this attractive apartment would make an ideal first-time purchase or investment opportunity.



## WALTON STREET

• ONE BEDROOM TOP FLOOR  
APARTMENT • CONVENIENT LOCATION • NO UPPER  
CHAIN • COVERED, SECURE & GATED CAR  
PARK • DOUBLE BEDROOM • WELL PRESENTED  
THROUGHOUT • OPEN PLAN LIVING • WALKING  
DISTANCE TO TOWN CENTRE & STATION • CLOSE TO  
AYLESBURY WATERSIDE THEATRE & WAITROSE



### 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. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

### ACCOMMODATION

Upon entering the property, the entrance hallway provides access to all rooms and benefits from a useful storage cupboard and intercom entry system.

The open-plan living/kitchen area provides a versatile and sociable space, with ample room for a range of furniture. The kitchen is fitted with an inset electric hob, oven and cooker hood over, together with an integrated fridge, dishwasher and washing machine.

The double bedroom offers a comfortable and

well-proportioned space, suitable for a range of bedroom furniture.

The bathroom is fitted with a wash basin, WC and bathtub with rainshower over, complemented by a heated towel rail.

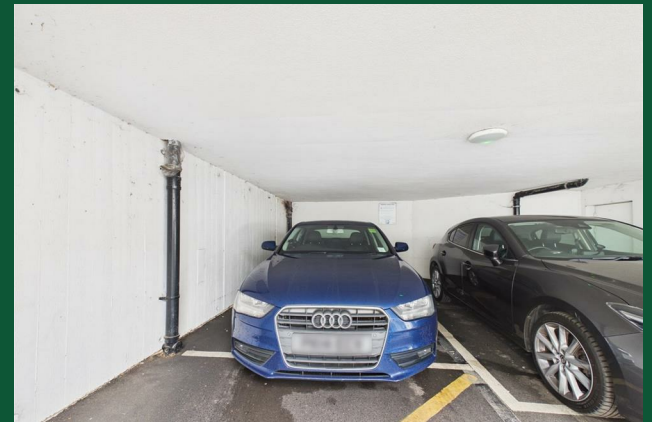
Externally, the property benefits from one allocated parking space within a covered and secure gated car park, providing convenient and secure off-road parking.

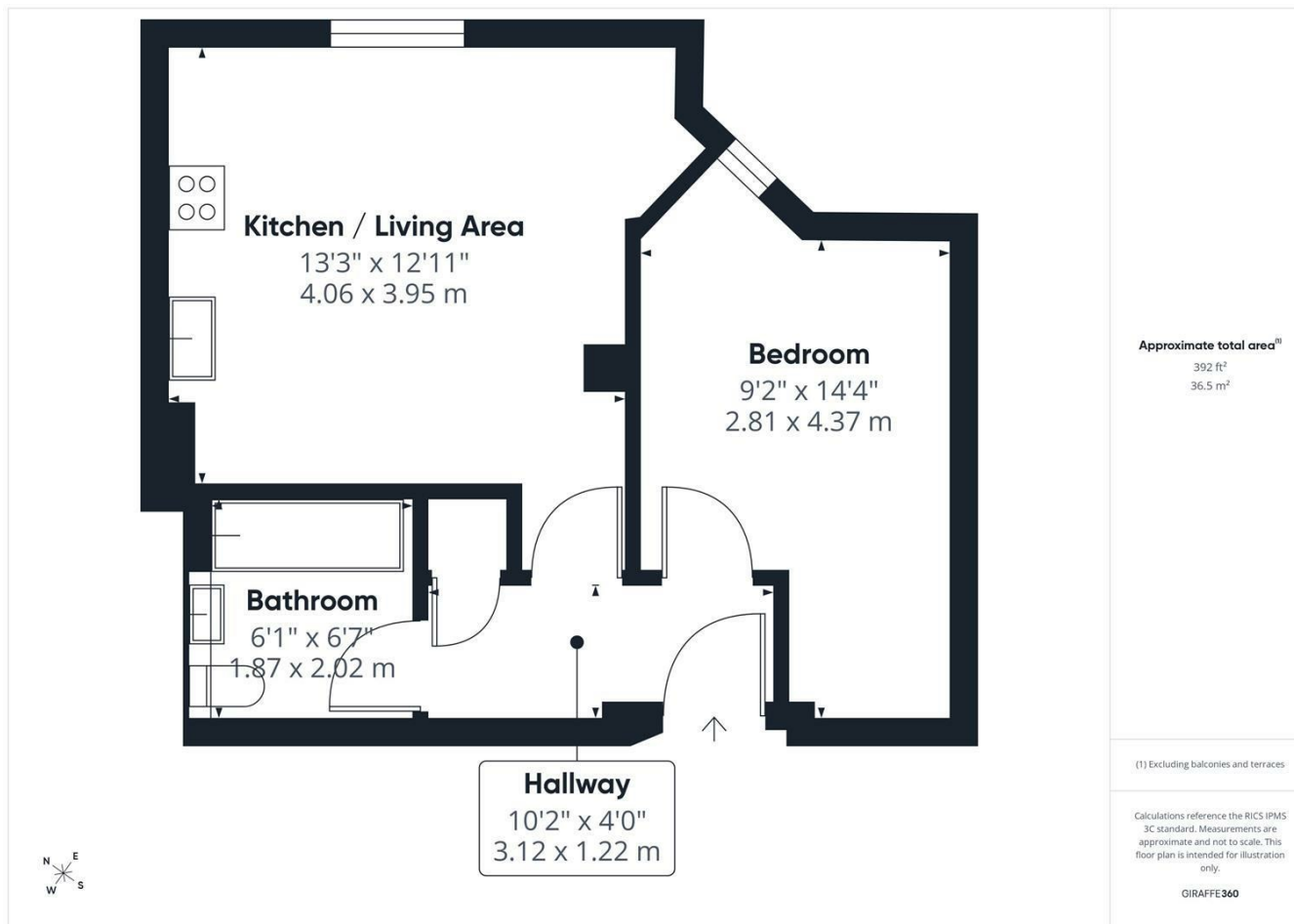
Overall, this well presented top floor apartment offers comfortable and low-maintenance living in a highly convenient location, with excellent access to Aylesbury town centre, the railway station and a range of local amenities. Offered with no upper chain, early viewing is highly recommended.

### NOTES

LEASE INFO - 114 Years left on the lease. Ground Rent £300 p/a. Service charge £1180 p/a.

## WALTON STREET





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 80                      | 80        |
| (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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