



## CAMBRIDGE PLACE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £150,000

LEASEHOLD

This stylish one bedroom second floor flat is set within a newly built apartment block just minutes' walk from the town centre. The property features a bright open-plan living area with a contemporary kitchen, a spacious double bedroom and a modern bathroom. Residents enjoy access to a communal gym and co-working space, along with a secure entrance system for added peace of mind. Ideal for professionals or couples seeking modern living close to local amenities and transport links.



# CAMBRIDGE PLACE

- MINUTES' WALK FROM THE TOWN CENTRE
- MODERN ONE BEDROOM SECOND FLOOR FLAT
- OPEN PLAN LIVING
- BEDROOM WITH BUILT-IN WARDROBES
- SECURE ENTRANCE SYSTEM
- COMMUNAL GYM AND CO-WORK SPACE
- KITCHEN WITH INTEGRATED APPLIANCES
- IDEAL FOR PROFESSIONALS, FIRST-TIME BUYERS OR INVESTORS



## 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

The accommodation comprises a bright open-plan living and kitchen area, featuring an inset electric hob, oven and cooker hood, along with integrated appliances including a washing machine, dishwasher and fridge. There is ample space for a range of furniture, and a useful storage cupboard provides additional practicality.

The bedroom benefits from built-in mirrored wardrobes, offering generous storage while maintaining a sleek, modern appearance.

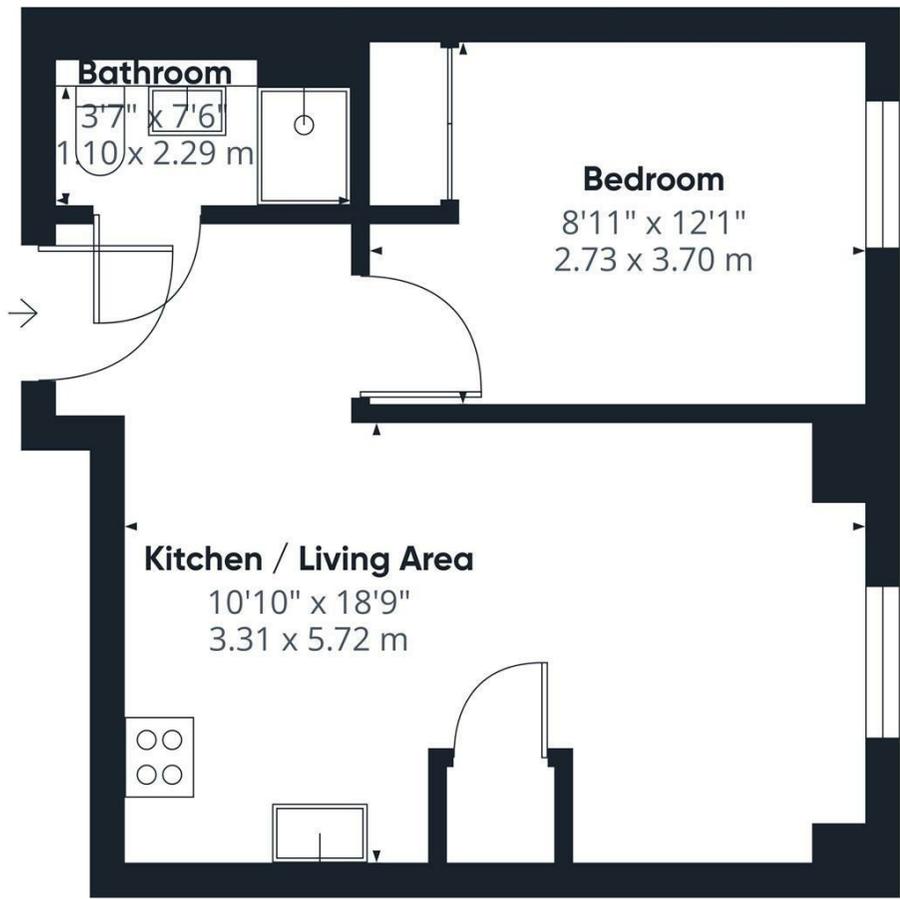
The bathroom is fitted with a hand wash basin, WC, shower cubicle and a heated towel rail.

## NOTES

LEASE INFO - 999 year lease with 997 years left.  
Service Charge £980 pa. No Ground Rent Charge.

# CAMBRIDGE PLACE





Approximate total area<sup>(1)</sup>  
376 ft<sup>2</sup>  
34.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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