EXCHANGE STREET, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £230,000

LEASEHOLD

Situated within THE ARC, this well presented second floor apartment offers stylish TOWN CENTRE living with the benefit of lift access. The accommodation comprises two double bedrooms, a bright and comfortable living space, and a private balcony. Further benefits include allocated secure parking and an EPC rating of B. NO GROUND RENT PAYABLE and a service charge of approximately £1,700 per annum. The property is also offered with NO UPPER CHAIN, making it an appealing choice for buyers seeking a straightforward purchase.

GEORGE DAVID

EXCHANGE STREET

• NO UPPER CHAIN • SECOND FLOOR APARTMENT WITH LIFT ACCESS • TWO DOUBLE BEDROOMS • NO GROUND RENT PAYABLE • MINUTES' WALK FROM TOWN CENTRE AND STATION • EPC RATING B • SPACIOUS OPEN-PLAN LIVING AREA • PRIVATE BALCONY • ALLOCATED PARKING • READY TO MOVE INTO CONDITION

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 is accessed via a welcoming entrance hall featuring a useful storage cupboard. The heart of the home is the impressive open-plan living area, providing a bright space for both relaxing and entertaining. The stylish fitted kitchen is well-equipped with an inset gas hob, oven and cooker hood, together with integrated appliances including a washing machine, dishwasher and fridge freezer. There is ample space for both living and dining furniture, while sliding doors open onto a private balcony, creating an attractive extension of the living space.

There are two double bedrooms, with the main bedroom benefiting from built-in wardrobes providing excellent storage. The spacious bathroom is fitted with a modern suite comprising a walk-in shower, panelled bathtub with shower over, WC, hand basin set within a vanity unit, and a large wall mirror.

Further benefits include gas central heating, double glazing, and one allocated parking space within a secure gated car park.

Combining modern, low-maintenance living with an excellent central location close to local amenities and transport links, this superb apartment is ready to move straight into and is not to be missed.

NOTE

LEASE INFO - 125 year lease with 118 years left. Service charge & ground rent £1700 pa.

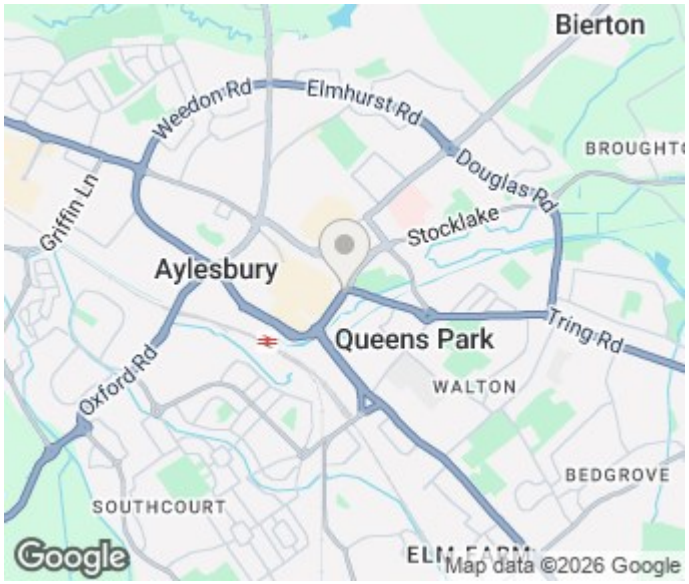
INFORMATION FOR BUYERS

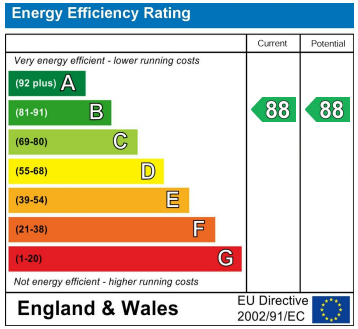
Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

EXCHANGE STREET





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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