



## IRVING PATH, AYLESBURY, BUCKINGHAMSHIRE

PRICE £200,000

LEASEHOLD

A two bedroom ground floor flat, ideally located in a central position and offered with no upper chain. The property is within walking distance of the town centre and mainline station, making it perfect for commuters or investors. The accommodation features an open plan living/kitchen area, two bedrooms including a master bedroom with en suite, a separate bathroom, and the added benefit of allocated parking.



## IRVING PATH

- CENTRAL LOCATION • TWO BEDROOM GROUND FLOOR FLAT • OFFERED WITH NO UPPER CHAIN • MAIN BEDROOM WITH EN SUITE • ALLOCATED PARKING • WALKING DISTANCE TO TOWN CENTRE & STATION • OPEN PLAN LIVING / DINING AREA • MODERN KITCHEN



### 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 hallway with a useful storage cupboard. The contemporary bathroom is fitted with a wash hand basin, WC and a bathtub with shower attachment. The dual aspect open-plan living space is bright and spacious, incorporating a comfortable seating area and a defined dining area.

The kitchen is well appointed with an inset electric hob, oven, splashback and extractor fan, along with integrated washing machine and dishwasher, and

space for a fridge. There are two well-proportioned bedrooms, with the master bedroom benefiting from an en suite shower room.

Externally, the property further benefits from allocated parking, completing this conveniently located and well-balanced home.

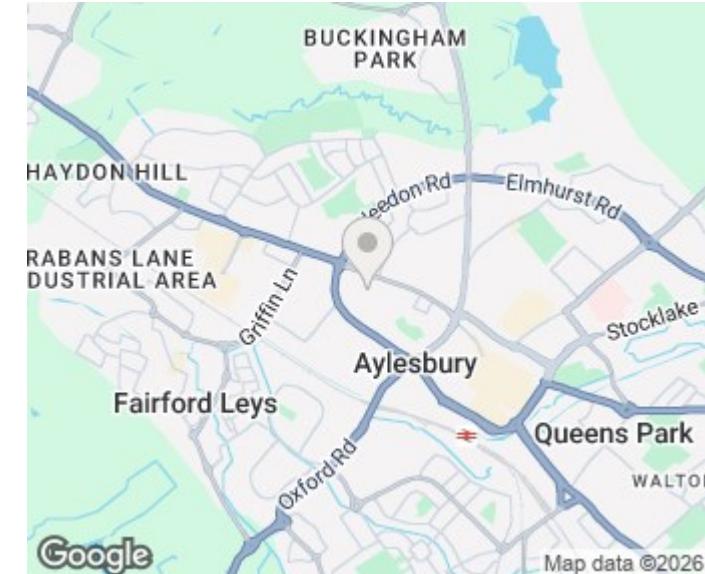
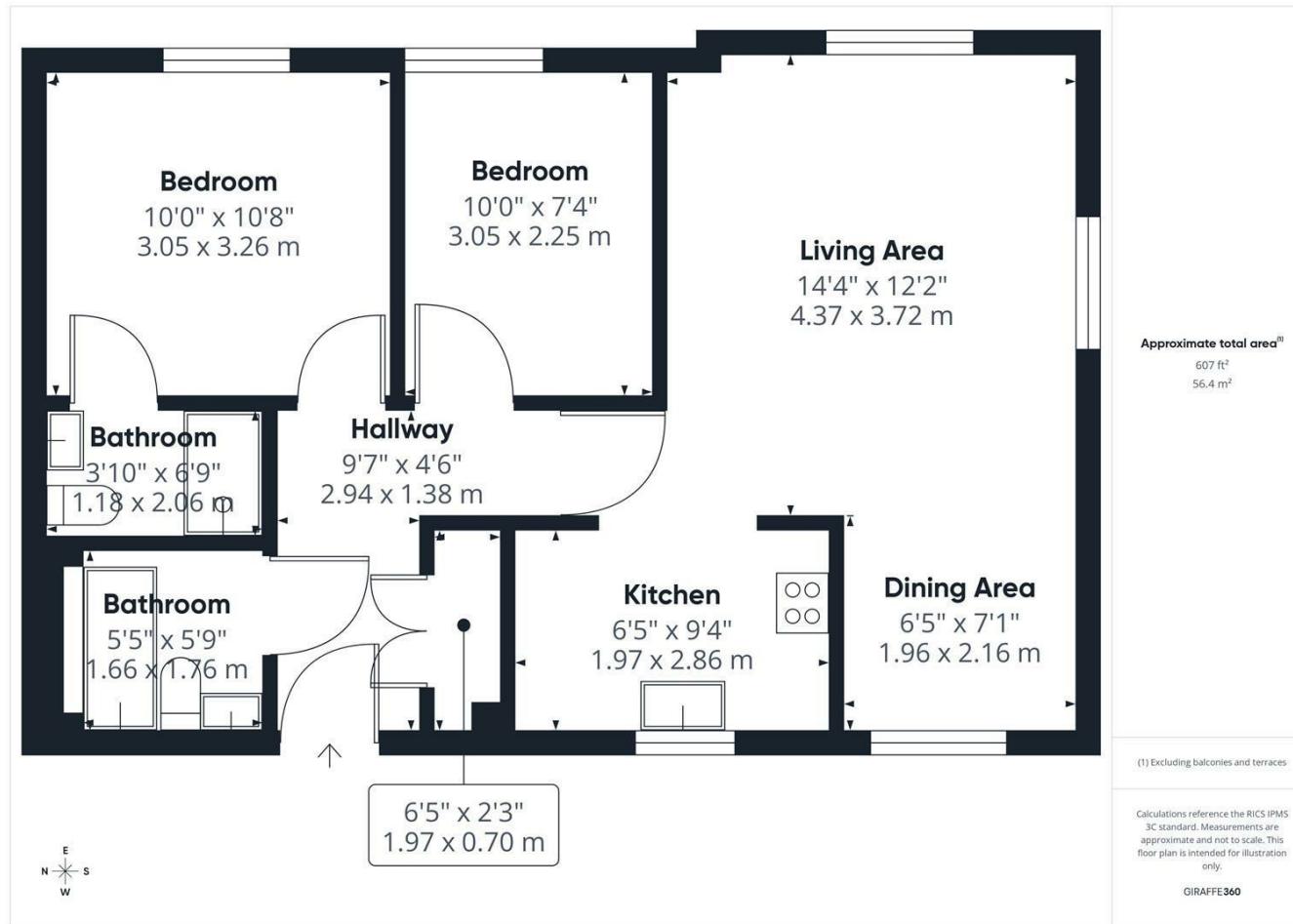
### NOTES

LEASE INFO - 99 year lease with 89 years left.

Ground Rent £325 p/a. Service Charge £2039.06 p/a.

## IRVING PATH





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		75	75
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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