



**22 Poets Chase
Aylesbury
Bucks
HP21 7LW
Offers Over £170,000
Leasehold**

Attention Investment Buyers and First Time Buyers - A two bedroom first floor apartment available to the market with No Onward Chain and with a long lease.

The property accommodation comprises: communal entrance hallway with intercom security system, entrance hallway, sitting room, kitchen, two bedroom, bathroom. There are also two allocated parking spaces, double glazing and electric heating.

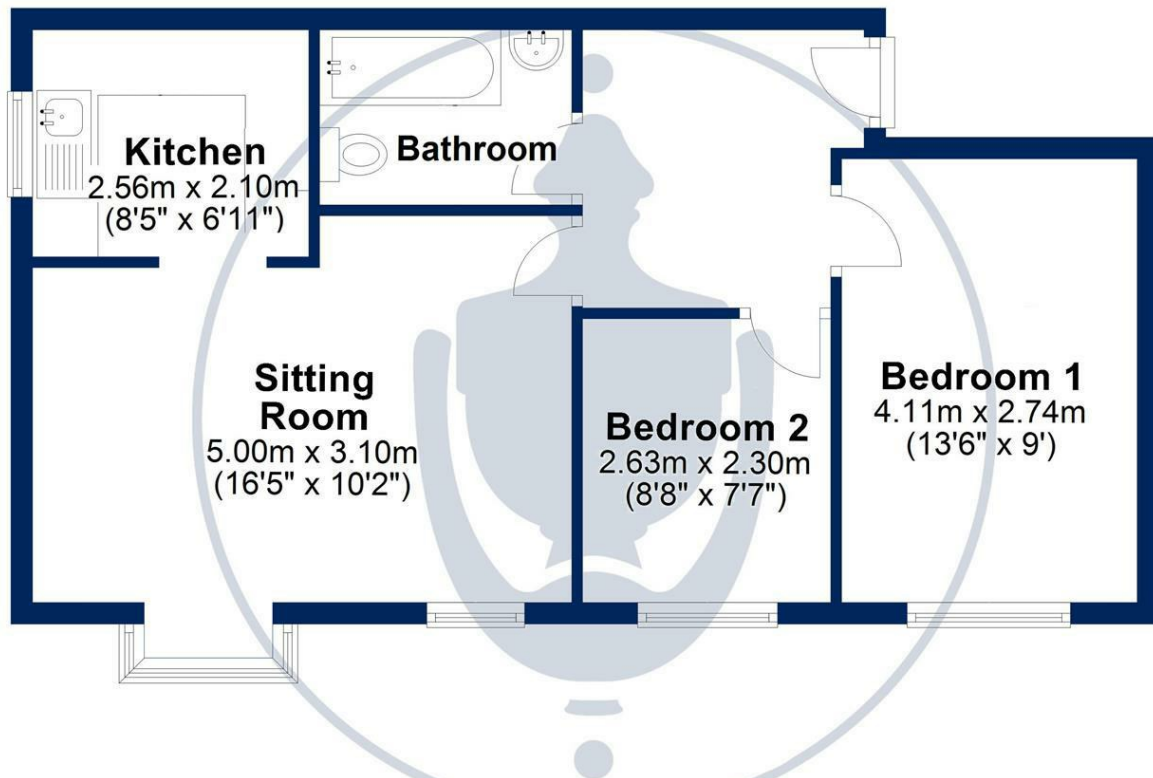
Leasehold details

There are 984 years remaining on the lease. Maintenance and Ground rent approximately £130 pcm.

Poets Chase is a popular development located on the sought after south side of Aylesbury off the Wendover Road. The town centre and train station are approximately a 15 minute walk. The mainline rail access is into London, Marylebone on the reliable Chiltern Line, a journey taking just under an hour. Aylesbury is well served by the road network with Oxford, Bicester and Milton Keynes all around half an hour drive. To the south there is the A41 dual carriageway which gives direct access to the M25 towards Watford and Hemel Hempstead. The M40 is accessed via Bicester or Thame.



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Professional advice since 1973




Total area: approx. 51.9 sq. metres (558.9 sq. feet)
For illustration purposes only - not to scale

Directions

Proceed out of Aylesbury on the A413 Wendover Road.
Take the right turn into Milton Road and right at the
end into Poets Chase. Council Tax: Band B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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 	

Viewing and Contact Details



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