



Chequers Court, Aylesbury

****NO CHAIN**** Williams Properties are delighted to offer to the market this well presented and spacious one bedroom ground floor apartment in the sought after location of Stoke Mandeville, Aylesbury. The accommodation consists of an open plan living area, bedroom and bathroom. Outside there is one allocated parking spot to the front of the block of flats. Viewing is highly recommended on this ideal first time buy or buy to let investment.

Guide price £140,000

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
A				A			
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			

1 Chequers Court

| Aylesbury | Buckinghamshire | HP21 9EQ

Location

The property is located on a popular development on the South West side of the town and offers nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone, regular bus services to the town centre, nearby walks to open countryside and a short walk to Stoke Mandeville Hospital. a supermarket, Primary Schools and Secondary schools.

Council Tax

Band A

Local Authority

Buckinghamshire Council

Services

Mains electric and water. Electric sheet heating.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the open plan living area, bedroom, bathroom and storage cupboards.

Lounge/Diner Area

Lounge/diner area consists of carpet laid to the floor, an opening leading into the kitchen area and windows to the rear and side aspects. There is space for a three piece suite, dining set and a range of other furniture.

Kitchen Area

Kitchen area consists a range of wall and base mounted units, with roll on worktops. Inset oven, electric hob and overhead extractor fan. Stainless steel sink, draining board and mixer

tap. There is space and plumbing for a washing machine and space for a fridge/freezer. Window to the rear aspect.

Bedroom

Bedroom consists of carpet laid to the floor, window to the rear aspect and built in wardrobes. There is space for a double bed and other bedroom furniture.

Bathroom

Bathroom suite consists of tiles laid to splash sensitive areas and a window to the rear aspect. There is a panelled bathtub, hand wash basin and low level WC.

Parking

There is one allocated parking spot to the front of the block of flats.

Lease Details

The vendor has advised of the following:

Lease Length - 999 Years

Lease Remaining - 956 Years Approx

Ground rent and Service Charge: £85.00 PCM

Combined Approx

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 37.8 sq. metres (407.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.

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