



Flat 9a Taylor Road

Southcourt | Aylesbury | Buckinghamshire | HP21 8DR



Williams
PROPERTIES

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Williams Properties are delighted to present this one bedroom first floor flat on the established area of Southcourt in Aylesbury. The property is in good order throughout and consists of a kitchen-diner, separate lounge area, one bedroom and bathroom. Outside there is a garden to the front. Viewings on this property are highly recommended.

£150,000

- One Bedroom
- Kitchen/Diner
- Front Garden
- First Floor Flat
- Walking Distance To All Amenities & Grammar Schools
- Viewings Highly Recommended

Southcourt

An established area with some parts dating back to the 1930's. The area offers local shopping facilities throughout the estate and a number of takeaway restaurants, schools and regular bus services reaching in and around the town. The new pedestrian bridge by the Aylesbury Railway Station links the heart of the town centre and Southcourt making the town centre and all amenities very accessible by foot of cycle. Infant and Junior School - Ashmead & Secondary School - Mandeville and Aylesbury Grammar Schools.

Council Tax

Band A

Local Authority

Buckinghamshire Council

Lease Details

The vendor has advised of the following:

Lease Remaining - 104 years

Ground rent - £0

Service Charge - £0

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



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A one bedroom first floor flat set in a mature residential area within close proximity of the town centre facilities including leisure, shopping, eateries and rail links to London Marylebone.



Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hallway, comprised of wood effect flooring, a pendant light to the ceiling, a wall mounted radiator and carpeted stairs rising to the first floor landing.

Landing

This L-shaped first floor landing features a window to the front aspect, carpet underfoot, a pendant light to the ceiling, a wall mounted radiator and doors to the bedroom, storage cupboard, living room, kitchen/diner and bathroom.

Bathroom

This bathroom is comprised of a wall mounted radiator, wood effect flooring, a frosted window, a low level w/c, hand wash basin with a mixer tap, fitted light to the ceiling and a panelled bathtub with hot & cold taps and a shower overhead.

Kitchen / Diner

The kitchen/diner is comprised of a window to the rear aspect, a wall mounted radiator, door to a storage cupboard, laminate flooring, studio spotlights to the ceiling and a range of wall and base mounted units with space for appliances such as a washing machine, oven & stove, a fitted extractor and a sink with a mixer tap and draining board. Space for a dining table and chairs.

Living Room

This living room is comprised of carpeted flooring, a fitted light to the ceiling, a wall mounted radiator, window to the rear aspect, door to a storage cupboard and space for a sofa set and other living room furniture.

Bedroom

This bedroom is comprised of a window to the front aspect, carpet underfoot, a wall mounted radiator, pendant light to the ceiling, a door to an inset wardrobe and space for a double bed and other bedroom furniture.

Garden

There is a block paved garden to the front of the property.

Buyer Notes

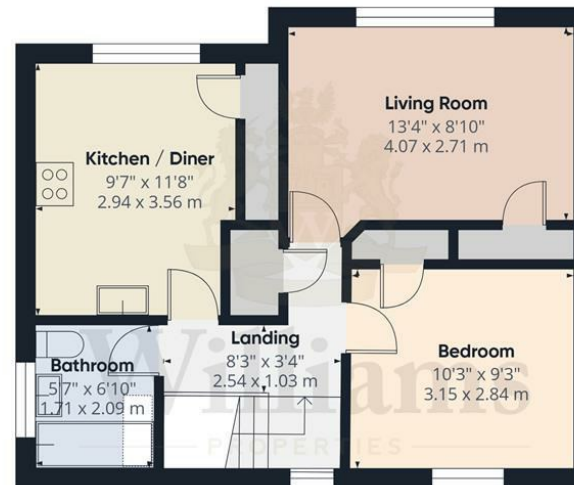
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-01) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area^m

511 ft²

47.3 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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