



1 Cambridge Place

| Aylesbury | | HP20 2NP



Williams
PROPERTIES

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Williams Properties are pleased to welcome to the market this beautiful two bedroom top floor flat in Aylesbury Town Centre, just a short walk from the local train station and other amenities. The property features an open plan living room/kitchen, two bedrooms and a bathroom and is in brilliant order throughout. Featuring communal areas such as a communal gym and a hub area. Viewings are highly recommended on this property.

£235,000

- Top Floor Flat
- Town Centre Location
- Two Bedrooms
- Open Plan Kitchen/Living Area
- Brilliant Order Throughout
- Free To Use Communal Gym & Hub
- En Suite & Bathroom
- Local Shops & Amenities

Aylesbury Town

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Lease Details

Lease Details

Lease term - 125 years

Years Remaining - 123 years

Service Charge and Ground Rent Combined- £623 every 6 months



The property is within walking distance to all of the leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



Entrance Hall

Enter through the front door into this entrance hallway, comprised of wood effect flooring, spotlights to the ceiling and doors to the bathroom, both bedrooms, a storage cupboard and open plan access to the kitchen/living area.

Bathroom

The bathroom is composed of tiled flooring, a heated towel rail, spotlights to the ceiling, a low level w/c, hand wash basin with a mixer tap and a panelled bathtub with an overhead shower and a mixer tap.

Master Bedroom & En Suite

The master bedroom is comprised of carpeted flooring, a window to the rear aspect, a wall mounted radiator, spotlights to the ceiling, a door to the en suite bathroom and space for a double bedroom and other bedroom furniture.

This en suite bathroom is comprised of tiled flooring, spotlights to the ceiling, a wall mounted radiator, low level w/c, a hand wash basin with a mixer tap and space for an enclosed shower unit.

Bedroom Two

The second bedroom is composed of a window to the rear aspect, spotlights to the ceiling, a wall mounted radiator, carpeted flooring and space for a double bed and other bedroom furniture.

Kitchen/Living Area

This open plan kitchen/living area is comprised of wood effect flooring, windows to the rear aspect, spotlights to the ceiling, two wall mounted radiators and the kitchen side features a range of wall and base mounted units including integrated white goods such as a fridge/freezer, oven, electric hob, extractor fan, dishwasher, sink with a mixer tap, draining board and cupboard downlighting. Space for a range of living room and dining room furniture.

Communal Gym

There is a communal gym with doors opening onto a balcony with furniture and a range of weightlifting and cardio equipment.

The Hub

Comprised of laminated flooring with communal use of a kitchen with an oven, bifold doors to a balcony with furniture, and a table seating 8-10 people. Can be used for a range of functions.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

