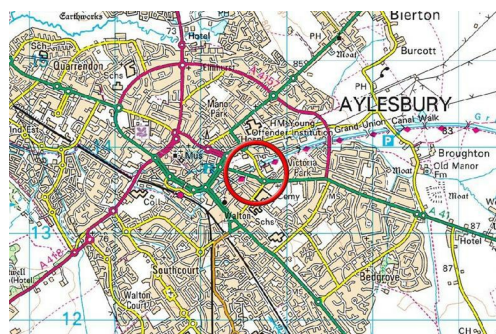
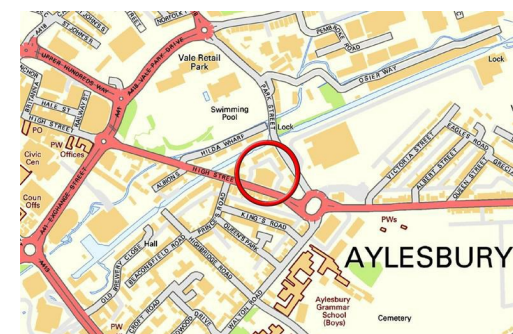




Williams
PROPERTIES



Florey Gardens, Aylesbury

Williams Properties are pleased to welcome this excellent two bedroom apartment on the private Florey Gardens in Aylesbury, walking distance to all shopping and leisure facilities and the mainline train station. The property is in good order throughout and features lounge/diner, kitchen, bathroom and two double bedrooms, and is offered with no upper chain. We strongly advise a viewing on this excellent first purchase or buy to let investment.

Guide price £175,000

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	87	87

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC England & Wales EU Directive 2002/91/EC

105 Florey Gardens

| Aylesbury | Buckinghamshire | HP20 1RY

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

Aylesbury Vale District Council

Services

All main services available

Entrance

Entrance via communal front door to hallway. Through front door into entrance hall with doors off to both bedrooms, lounge/diner, bathroom and storage cupboard.

Bedroom One

Main bedroom comprising of carpet laid to floor, lighting to ceiling, window, radiator, space for a double bed and other furniture.

Bedroom Two

Bedroom two comprising of carpet laid to floor and lighting to ceiling, window, radiator, space for a bed and other furniture.

Bathroom

Main bathroom suite comprising of bath with shower over, low level WC and hand wash basin, with tiling to splash sensitive areas of the walls.

Lounge/Diner

Spacious lounge/diner with lighting to ceiling, windows, radiator, space for a three piece suite, dining set and other furniture. Door to kitchen.

Kitchen

Fitted kitchen comprising of a range of base and wall mounted units, roll top work top, wall mounted boiler, window, inset oven, hob and extractor fan, inset sink with draining board and mixer tap, space and plumbing for fridge/freezer and washing machine.

Parking

There is permit parking in the car park outside.

Lease Information

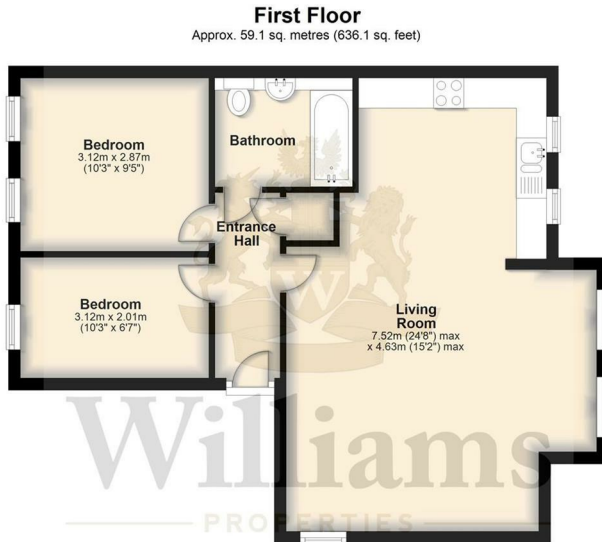
The vendor has advised of the following - 112 years remaining of an original 125 year lease term.

Service charge - £103 per month approx.

Ground rent - ~£250 per year paid in quarterly instalments of £62.50.

Anti-Money Laundering Regulations

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.



Total area: approx. 59.1 sq. metres (636.1 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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