



# Williams

PROPERTIES



## Buckingham Street, Aylesbury

FIRST PHASE NOW RELEASED! PRICES FROM £147,000! Flat 24 of 28 currently available. Williams Properties are delighted to market these superb new build apartments in the heart of Aylesbury Town Centre and within walking distance to all amenities including the main line train station. Please Note - Photos are offered as an illustration of the finish and specification of the apartments and are not fully representative of the property in question. Each apartment will vary in square footage, shape and size.

Guide price £147,500

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
185-200 <b>A</b>		185-200 <b>A</b>	
155-184 <b>B</b>		155-184 <b>B</b>	
120-154 <b>C</b>		120-154 <b>C</b>	
90-119 <b>D</b>		90-119 <b>D</b>	
65-89 <b>E</b>		65-89 <b>E</b>	
45-64 <b>F</b>		45-64 <b>F</b>	
20-44 <b>G</b>		20-44 <b>G</b>	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

### 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.

### Local Authority

Aylesbury Vale District Council

### Services

All main services available

### Kitchen/Lounge

Entrance into hallway with door opening to kitchen/lounge/diner, fitted kitchen comprising of worktop, base and wall mounted units, oven with hob and extractor fan, tiled splashback, sink, draining board and mixer tap, integrated white goods. Main living and dining area with ample space for a range of furniture, wall mounted radiator and window to the outside aspect. Door opening to bedroom.

### Bedroom

Bedroom with window, wall mounted radiator and lighting to ceiling, space for a bed and other bedroom furniture, door to bathroom.

### Bathroom

Modern bathroom suite with tiling to walls and splash sensitive areas, bathtub with shower and screen, low level WC and pedestal hand wash basin.

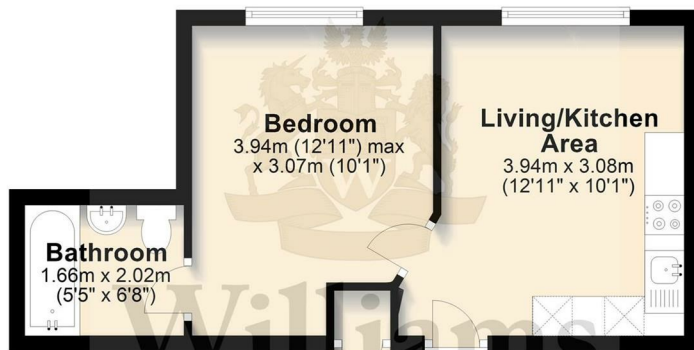
### Lease Details

The developer has advised the lease is approximately 125 years. Ground rent is approximately £150 PA and the service charge is approximately £90 PCM.



### SHOW FLAT

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 28.1 sq. metres (302.7 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.