



Radnor End

| Aylesbury | Buckinghamshire | HP20 2ED



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Williams Properties are pleased to welcome to the market this one bedroom first floor maisonette in Aylesbury, within close proximity to schools. The property consists of a lounge/diner, kitchen, one bedroom, shower room and a store room. Outside there is a shared garden and private store room. Viewing is highly recommended on this fantastic property, ideal for a first time buyer or buy to let investor.

## Offers in excess of £160,000

- One Bedroom
- Lounge/Diner
- Shared Garden Area
- Close to Shops
- First Floor Maisonette
- Store Room
- Close to Town Centre
- Viewing Highly Recommended

### Elmhurst

Elmhurst is a residential area on the West side of town with amenities including a shopping parade and the Dairy Maid Public House. There are good bus connections to the town centre and there is a primary and infant school. The town centre is close by and easily accessible.

### Council Tax

Band A

### Local Authority

Buckinghamshire Council

### Services

All main services available.

### Entrance

Enter via the front door into the entrance hall. There are stairs rising up to the landing with doors leading into the lounge/diner, bedroom, shower room and store room.



The property is located a short walk away from the amenities, shops, schools and leisure facilities of Aylesbury Town Centre. Local amenities including a shop and Post Office are located a short walk away.



### Lounge/Diner

Lounge/diner consists of carpet laid to the floor, window to the side aspect and a door leading into the kitchen. There is space for a three piece suite, dining table and a range of other furniture.

### Kitchen

Kitchen consists of tiles laid to the floor and a range of wall and base mounted units, with roll on worktops. Inset oven, induction hob and overhead extractor fan. Composite sink, draining board and mixer tap. There is an integrated fridge/freezer and washing machine. Window to the front aspect.

### Bedroom

Bedroom consists of carpet laid to the floor and a window to the side aspect. There is ample space for a double bed and a range of other furniture.

### Shower Room

Shower room consists of tiles laid to the floor and to the surround. There is a shower cubicle, hand wash basin and low level WC. Window to the front aspect.

### Shared Garden

There is a shared garden to the side of the property with a private store room.

### Lease Details

Lease Length Remaining: 102 Years  
Ground Rent and Service Charge: £300.00 Approx.

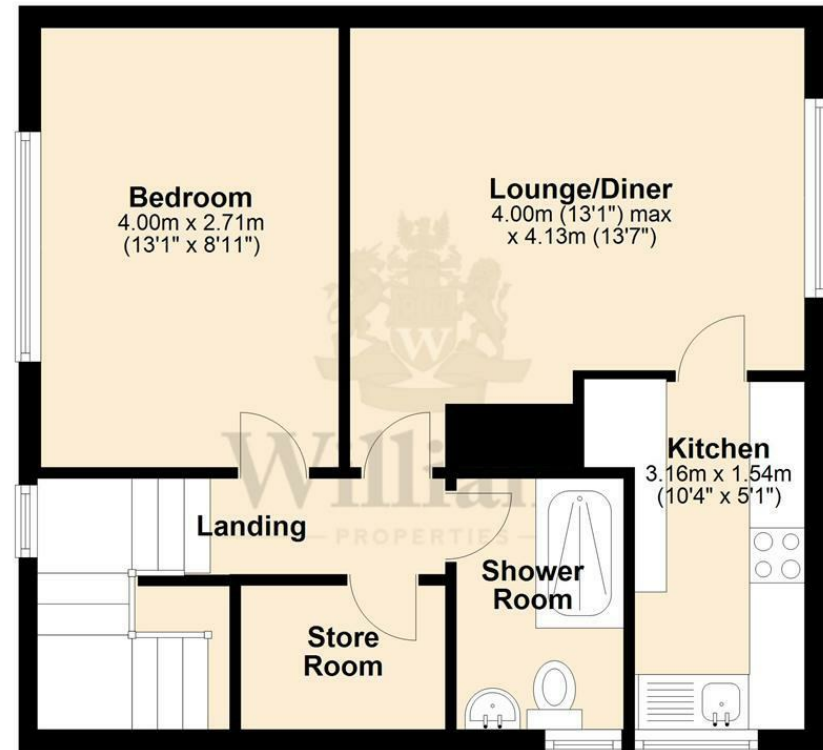
### Buyer Notes

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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(99-98) C			
(55-68) D				(99-95) D			
(39-54) E				(99-94) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

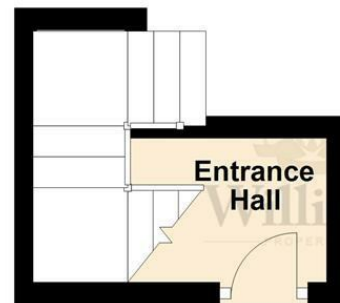
## First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



## Ground Floor

Approx. 4.2 sq. metres (45.7 sq. feet)



Total area: approx. 48.5 sq. metres (522.1 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.