



53, The Exchange

̄ Aylesbury | Buckinghamshire | HP20 1UR



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this fantastic two bedroom apartment in the heart of Aylesbury Town. The property offers modern open plan living, an en suite to the master bedroom, a family bathroom and a wraparound balcony. Ideally located close to shops, restaurants and transport links, including Aylesbury Train Station with direct services to London Marylebone and easy access to the A41, M40 and M25. Viewing comes highly recommended.

£325,000

- Top Floor Penthouse
- Two Bedrooms
- Wrap Around Balcony
- Walking Distance From Aylesbury Train Station
- Town Centre Location
- Open Plan Kitchen & Living Area
- Master Bedroom With Ensuite

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

Lease Details

The vendor has advised of the following:

Length of Lease - 150 years

Lease Remaining - 146 years

Ground rent - £350 approx. per annum

Service Charge - £2400 approx. per annum

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

Local Authority

Buckinghamshire Council



The property is within walking distance to all amenities, shops and leisure facilities. The mainline train station is a short walk away, with regular services directly into London Marylebone.



Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hallway, comprised of wood effect Amtico flooring, a wall mounted radiator, spotlights to the ceiling and doors to the utility, both bedrooms, the bathroom and lounge/diner.

Utility Room

This utility room is comprised of wood effect Amtico flooring, a fitted light to the ceiling and space and plumbing for a washing machine and other white goods

Master Bedroom & En Suite

The master bedroom is comprised of Amtico wood effect flooring, a pendant light to the ceiling, a wall mounted radiator, sliding doors to the balcony, an integrated wardrobe and door to the en suite bathroom. Space for a double bed and other bedroom furniture.

The en suite shower room is composed of tiled flooring, spotlights to the ceiling, a low level w/c, tiling to splash sensitive areas, a hand wash basin with a mixer tap, a heated towel rail and an enclosed shower unit.

Bedroom

The second bedroom is comprised of two large windows to the rear aspect, Amtico wood effect flooring, a pendant light to the ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

Bathroom

The bathroom features tiled flooring, spotlights to the ceiling, tiles to splash sensitive areas, a low level w/c, hand washbasin with a mixer tap and a panelled bathtub with a mixer tap and overhead shower.

Kitchen/Living Area

The kitchen/living area is comprised of wood effect flooring, spotlights to the ceiling, a wall mounted radiator, sliding doors to both sides of the wrap around balcony and a range of wall and base mounted units including an integrated oven, gas stove, extractor, fridge/freezer, dishwasher and a sink with a mixer tap and draining board. Space for dining/living room furniture.

Balcony

The wrap around balcony can be accessed from the kitchen/living area and master bedrooms and provides views to the rear and side aspects, features fitted lights and space for furniture.

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			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(00-00) C		
(55-68) D			(00-00) D		
(39-54) E			(00-00) E		
(21-38) F			(01-01) F		
(1-20) G			(11-20) 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		

