



Kings Court, George Street

| Aylesbury | Buckinghamshire | HP20 2GG



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PRICE REDUCED FOR A LIMITED TIME ONLY* *CALL NOW TO GRAB A BARGAIN Williams are pleased to welcome to the market this two bedroom luxury apartment in the centre of Aylesbury town. The apartment is finished to a high standard and comprises of a large entrance hall with spacious storage cupboard, shower room, two good size bedrooms and a generous open plan living space. Viewing on this property comes highly recommended.

Offers over £190,000

- Exclusive Development
- High Specification
- Allocated Parking
- Close To Amenities
- Two Bedrooms
- Generous Accommodation
- Excellent Travel Links
- Viewing Highly Recommended

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.

Kings Court

Kings Court is an exclusive collection of spacious one and two bedroom apartments. The development is gated and set in the heart of the Aylesbury town centre. The apartments benefit from large open plan living spaces, high specification appliances and fittings, smoke alarms hard wired to mains with battery back up and private video entry system. The communal area offers an eight person lift to each floor, bin storage, secure bicycle parking, concierge desk, communal television with satellite dish and a communal car park offering one allocated parking space.

Local Authority

Aylesbury Vale District Council

Council Tax

Band C



The property is in an excellent location within a short distance of a range of amenities including Friars Square and Hale Leys Shopping Centres offering an array of eateries and popular big named brands. Aylesbury Train Station is a short distance and offers services to central London within one hour.



Entrance

Enter the apartment in to a spacious entrance hall with doors off to the shower room, bedroom one, bedroom two and the open plan living space. There is also a double storage cupboard and a cupboard housing the HWC.

Open Plan Living Space

There is a spacious open plan living space comprising of the kitchen, dining and living area. The large room comprises of wood effect laminate flooring and spot lights to ceiling.

The kitchen area comprises a range of contemporary base and wall mounted units with laminate work surfaces, stainless steel sink with mixer tap, under counter spot lights, integrated appliances including a fridge/freezer, oven and hob with overhead extractor fan and glass splash back, washer/dryer and dish washer. There is space for a large dining table with several chairs.

The living area offers space for a large three piece suite, coffee table and other storage units. There is a television aerial point, electric radiator panel and two UPVC windows to the side aspect allowing for a great degree of natural light.

Bedroom One

Bedroom one is a good size and comprises of wood effect laminate laid to floor with a light fitting to the ceiling, integrated double wardrobes and one UPVC windows to the side aspect. There is ample space for a double bed, bedside table and other bedroom furniture.

Bedroom Two

Bedroom two is also a generous size room comprising wood effect laminate and a light fitting to the ceiling, integrated double wardrobes and two UPVC windows to the side aspect. There is space for double bed, bedside table and other furniture.

Shower Room

The shower room comprises of high quality sanitary ware with ceramic tiles laid to the floor and the wall surround, double shower stall with glass shower screen, wall mounted low level WC, wall mounted hand wash basin with single chrome mixer tap, chrome heated towel rail, illuminated mirror and spot lights to ceiling.

Parking

One allocated parking space can be found in the secure gated communal car park.

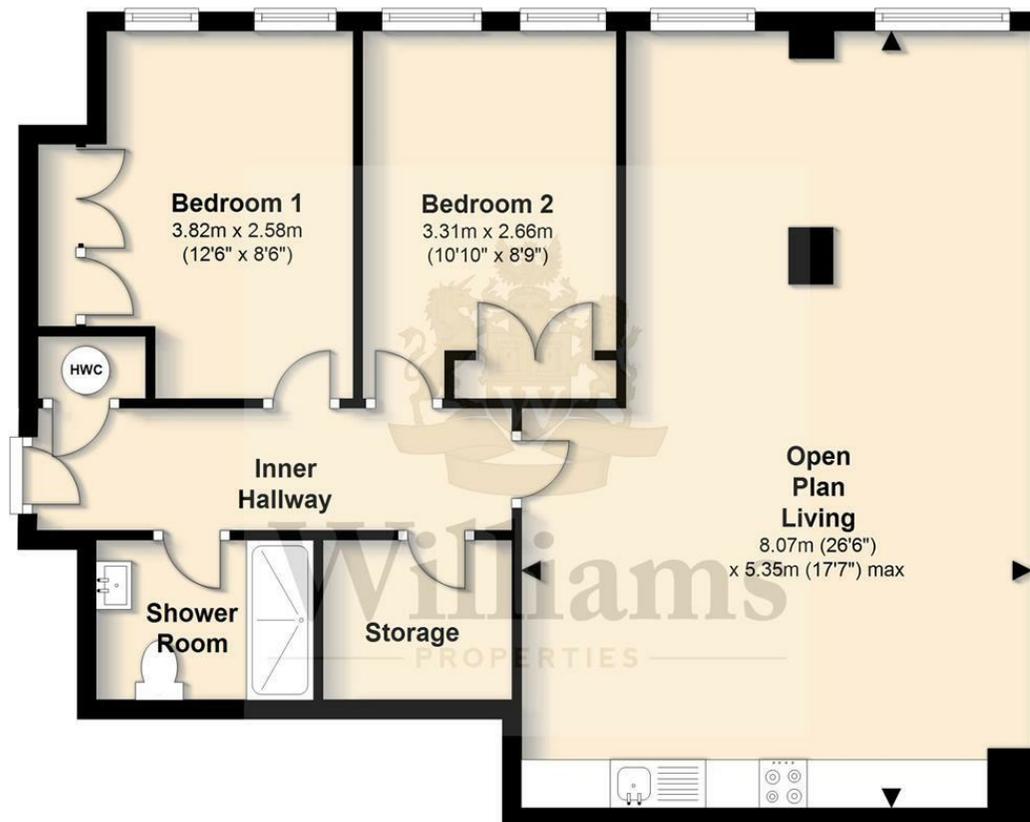
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-08) C			
(05-08) D		67	67
(07-04) E			
(21-28) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor Plan

Approx. 76.2 sq. metres (819.8 sq. feet)



Total area: approx. 76.2 sq. metres (819.8 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.