



16 Elm Court

Elm Farm Road | Aylesbury | | HP21 7NQ





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Williams Properties are delighted to present this well presented two double bedroom apartment in Elm Farm, Aylesbury. The property is in good order throughout and comprises of a living/dining room, kitchen, two double bedrooms and newly fitted bathroom. Outside balcony and two allocated parking spaces. Viewing comes highly recommended.

£195,000

- \*Chain Free\*
- Top Floor Apartment
- Two Allocated Parking Spaces
- Close To All Amenities
- Walking Distance To The Town Centre & Stoke Mandeville Hospital
- Two Double Bedroom Apartment
- Private Balcony
- Immaculate Condition Throughout
- Easy Access To The A41
- Viewings Highly Recommended

## Elm Farm

Elm Farm is a sought after South Side development with a parade of shops, a school and pedestrian access to the Guttman Sports centre. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in either Stoke Mandeville or Aylesbury, they have a journey time of approx. 50 & 55 minutes respectively. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

## Council Tax

Band B

## Local Authority

Buckinghamshire Council

## Services

All main services available

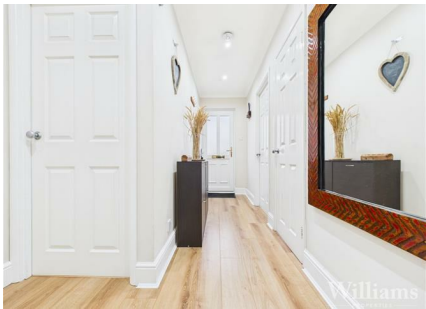
## Entrance Hallway

Enter through the front door into this hallway with wood effect flooring, spotlights to the ceiling and doors leading to the kitchen, bathroom, lounge/diner, a storage cupboard and both double bedrooms.





The property is within walking distance of a range of Aylesbury's top primary schools, including William Harding, Bedgrove and Turnfurlong. The Aylesbury High and Grammar Schools are also within walking distance. Local amenities can be found on Elm Farm and in Bedgrove, easily accessible on foot.



### Kitchen

The kitchen features tiled flooring, spotlights to the ceiling, a window to the front aspect, a range of wall and base mounted units including an inset sink with a mixer tap, dishwasher, oven, electric hob, overhead extractor, splashback and space for a washing machine and fridge/freezer.

### Bathroom

This luxury bathroom is comprised of tiled flooring, spotlights to the ceiling, fully tiled walls, an electric heated towel rail, hand wash basin with a mixer tap inset into a floating vanity unit, a low level w/c and a panelled bathtub with an overhead shower and screen.

### Lounge/Diner

This open plan lounge / diner is comprised of wood effect flooring, spotlights to the ceiling, two windows to the rear aspect, a door to the balcony and ample space for living room and dining room furniture.

### Balcony

This balcony features brick flooring and space for communal balcony furniture.

### Bedroom

The second bedroom is comprised of wood effect flooring, a window to the front aspect, an inset storage space, a wall mounted electric heater, spotlights to the ceiling and space for a double bed and other bedroom furniture.

### Bedroom

This master bedroom is comprised of wood effect flooring, a window to the rear aspect, spotlights to the ceiling, a wall mounted electric heater, inset storage space and space for a double bed and other bedroom furniture.

### Parking

There are two allocated parking spaces in the car park below.

### Lease Details

The vendor has advised of the following:  
Length of Lease - TBC  
Lease Remaining - 90  
Ground rent - 250  
Service Charge - 1608

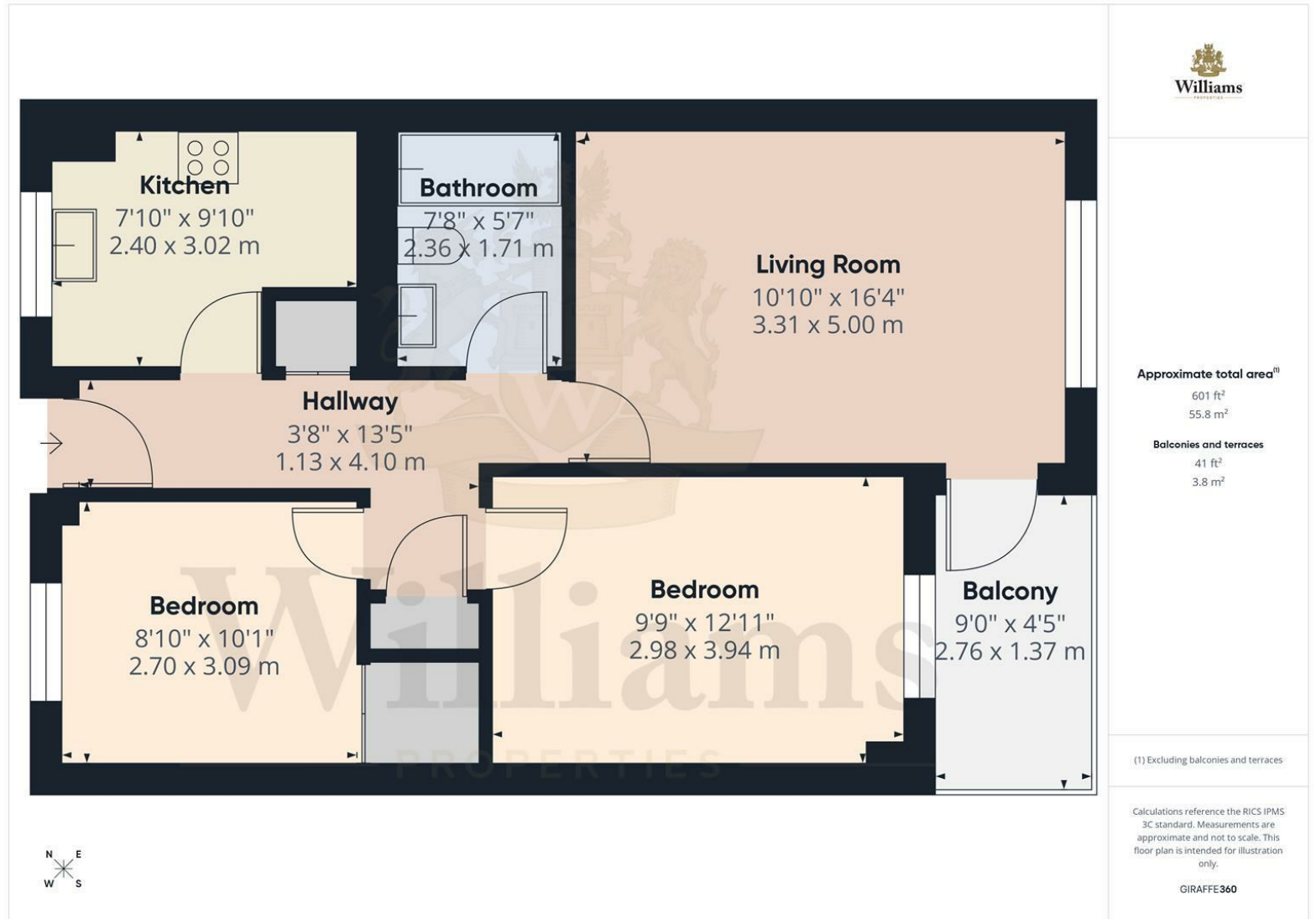
We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

### 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
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-01) F			
(01-01) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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.