



8 Ascott Court, Ascott Road

Town Centre | Aylesbury | Buckinghamshire | HP20 1HQ



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Williams Properties are delighted to welcome to the market this two bedroom first floor flat, in Aylesbury Town Centre. The property is in good order throughout and consists of a lounge/diner, kitchen, two bedrooms and a bathroom. Outside there is a communal garden and a communal parking area with one allocated parking space. Viewing is highly recommended on this fantastic property, ideal for a first time buyer or buy to let investor.

£188,000

- Sought After Central Location
- Two Bedroom Flat
- First Floor
- Allocated Parking
- Modern Fitted Kitchen
- Peppercorn Ground Rent
- Open Plan Lounge/Diner
- Newly Extended Lease

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 B

Local Authority

Buckinghamshire Council

Entrance Hallway

Enter through the front door into this entrance hallway, comprising of wood effect flooring, a pendant light to the ceiling, access to loft space and doors to both bedrooms, the bathroom and the lounge/diner.



The property is located a short walk away from the amenities of the Town Centre including the main line train station with frequent trains directly into London Marylebone. There is a bus stop on the main road which passes by the neighbourhood and provides regular services into Aylesbury and the surrounding towns and villages.



Bedroom Two

Bedroom two, which is currently being utilized as an office features carpeted flooring, a window to the side aspect, door to a boiler cupboard with ample storage, pendant light to the ceiling and a wall mounted electric heater. Space for a single bed and other bedroom furniture.

Master Bedroom

The master bedroom is comprised of carpeted flooring, a window to the side aspect, a wall mounted electric heater, pendant light to the ceiling and space for a double bed and other bedroom furniture.

Bathroom

This bathroom is comprised of tiled flooring, a spotlight to the ceiling, tiling to splash sensitive areas, a low level w/c, hand wash basin with a mixer tap, a frosted window and a panelled bathtub with an overhead shower, mixer tap and shower screen.

Lounge / Diner

This open plan lounge/diner is composed of carpeted flooring, a window to the side and rear aspects, spotlights and a pendant light to the ceiling, a wall mounted electric heater, doorway to the kitchen and ample space for a sofa set and other lounge and/or dining room furniture.

Kitchen

This kitchen features a window to the side aspect, tiled flooring, a fitted light to the ceiling and a range of wall and base mounted units including an integrated oven, electric hob, extractor, basin with a mixer tap and draining board, and space for other white goods.

Parking

This property has a private car park for residents and visitors with one allocated space per address and multiple visitor spaces.

Gardens

There are communal gardens for exclusive use by Ascott Crt residents and features a communally shared hose positioned by the properties allocated parking space.

Lease Details

The vendor has advised of the following:
Length of Lease - 215 years
Lease Remaining - 174 years
Ground rent - Peppercorn
Service Charge - £2086.18

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(43-54) E				(43-54) E			
(31-42) F				(31-42) F			
(1-30) G				(1-30) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

