



Stoke Road

| Aylesbury | Buckinghamshire | HP21 8BL



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A recently redecorated share of freehold two bedroom ground floor flat offers parking and a patio garden area and ideally situated in a central location within easy reach of the town centre and rail links to London Marylebone. The property would make an ideal buy to let or first purchase.

## Guide price £175,000

- Two Bedrooms
- Parking To The Rear
- Central Location
- Modern Kitchen
- Patio Garden Area
- Gas Central Heating
- Modern Bathroom
- Rail Links To London

### 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.

### Situation

Aylesbury Train Station approx: 0.7 miles  
Aquavale Swimming Pool approx: 0.9 miles  
Nearest pub & eatery approx: 0.2 miles  
Town Centre approx: 0.6 miles

### Services

All main services available

### Local Authority

Aylesbury Vale District Council

### Council Tax

Band A



A two bedroom ground floor flat with parking and a small patio garden area. The property is an excellent opportunity as an investment or a first time buy. Ideally located in a central location close to shops and rail links to London Marylebone.



### Living Room

The main living area is a large open plan space which includes a lounge with open plan kitchen area. Double glazed French doors open into the living room with wood effect flooring, radiator, TV aerial point and a breakfast bar adjacent to the kitchen area.

### Kitchen Area

The kitchen area comprises of base and wall mounted units with roll top work surface, inset one and half bowl sink unit with drainer and mixer tap, built in oven, hob and extractor, space for a washing machine and an upright fridge freezer. There are tiled splash backs, double glazed window to the side and wood effect flooring.

### Inner Hallway

Wood effect flooring, radiator and doors to both bedrooms and the bathroom.

### Bedroom One

A double size bedroom with radiator, bay window to the front and a built in double wardrobe and a further storage cupboard.

### Bedroom Two

A small double/large single size room with double glazed window to the side and a radiator.

### Bathroom

The bathroom comprises of a three piece suite including a panelled bath with independent shower and screen over, WC, wash basin and tiling to water sensitive areas including the floor. There is also a double glazed window to the side and a chrome heated towel rail.

### Garden Area

Adjacent to the property is a raised patio area ideal for alfresco dining and overlooking the parking area.

### Parking

Access via Chiltern Street and leading to the rear is a parking area. Allocated parking is available for one vehicle.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	72
(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			
(92 plus) A			
(81-91) B			
(69-80) C		66	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## Ground Floor



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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.