



Hartopp House Oxford

| Aylesbury | | HP19 8EY



Hartopp House Oxford Road

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Williams Properties are pleased to welcome to the market this beautiful two bedroom top floor flat in Aylesbury Town Centre, just a short walk from the local train station and other amenities. The property features an open plan living room/kitchen, two bedrooms and a bathroom and is in brilliant order throughout. Viewing is highly recommended on this property.

£220,000

- Brilliant Order Throughout
- Town Centre Location
- Two Bedrooms
- Allocated Parking
- First Floor Flat
- Communal Gym Free To Use
- Open Plan Kitchen/Lounge
- Local Shops & Amenities

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 - 125

Lease Remaining - 121 years remaining

Ground rent - £300

Service Charge - £1996.90

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



The property is within walking distance to all of the leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hall featuring spotlights to the ceiling, wood effect flooring and a wall mounted electric heater. Doors allow access to the bedrooms, bathroom, and kitchen/lounge.

Kitchen/Living Area

This kitchen/living area consists of wood effect flooring, spotlights fitted to the ceiling, and two ceiling windows to the side aspect. The kitchen area consists of many wall and base mounted units with a fitted fridge/freezer, oven, electric hob and extractor, sink, draining board, inset sink and mixer tap. Space for living and dining room furniture.

Bathroom

This three piece bathroom consists of a bath with a shower fitted, spotlights fitted to the ceiling, an electric heated towel rail, tiled flooring and bath/shower unit, a low level WC and hand basin with a mixer tap

Bedroom

This bedroom consists of carpeted flooring, spotlights fitted to the ceiling, and a roof window to the side aspect. Space for a bed and other bedroom furniture.

Bedroom

This bedroom consists of more fitted spotlights to the ceiling, carpeted flooring, a fitted wardrobe and a roof window to the side aspect. Space for a double bed and other bedroom furniture.

Parking

There is one allocated parking space to the side of the Hartopp House development.

Communal Gym

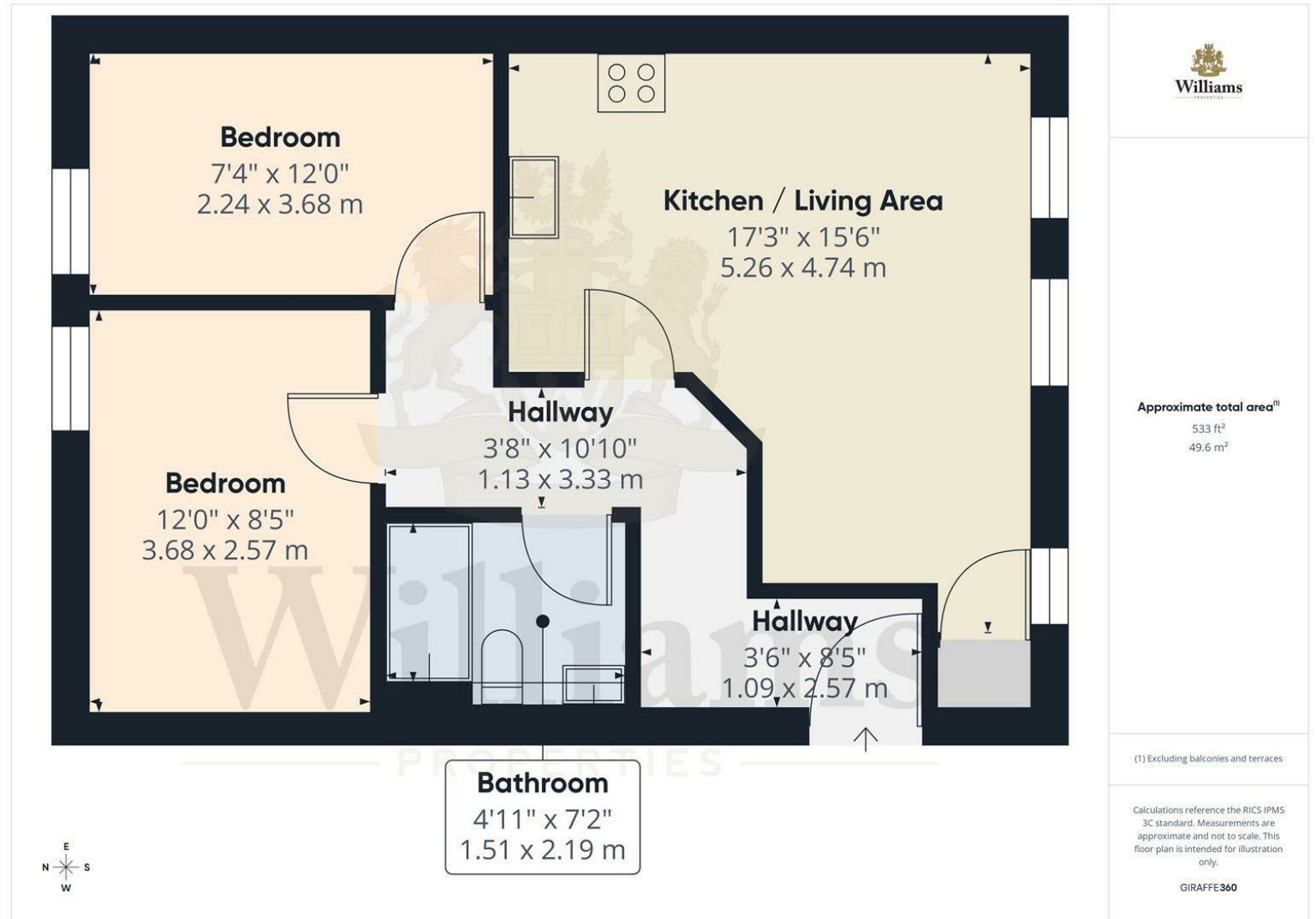
Communal Gym To Use at your own leisure.

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 plus) 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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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.