



Whaddon Chase

| Aylesbury | Buckinghamshire | HP19 9QP





# Whaddon Chase

| Aylesbury | Buckinghamshire | HP19 9QP

A spacious three bedroom first floor maisonette close to Aylesbury Town centre comprising three good sized bedrooms, kitchen/diner, lounge, bathroom with separate wc and a private detached rear garden. Viewing highly recommended on this great opportunity.

## Offers in excess of £250,000

- First Floor Maisonette
- Walking Distance To Town
- Leasehold Property
- Fitted Kitchen
- Three Good Sized Bedrooms
- Large Garden Area
- Close To Schools
- 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.

### Council Tax

Band B

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hall

Enter through the front door into the downstairs hall consisting of a storage cupboard and stairs rising to the first floor.

### Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with roll on worktops, inset sink bowl unit with window over, space for a freestanding cooker, fridge/freezer, washing machine and dishwasher. Recess spotlights, wood effect flooring, door to the lounge and access to the loft. Space for a small dining table set.





The property is located a short walk away from the town centre of Aylesbury, offering a range of vibrant leisure, dining and shopping facilities and amenities. The mainline train station with regular services into London Marylebone is a 15 minute walk away. Excellent road links with easy access to the A41.



### Lounge

Lounge consists of a feature log burner, window to the front aspect, wood effect flooring, recess spotlights, wall mounted radiator and light pendant to ceiling. Door to storage cupboard. Space for a sofa set and a range of living room furniture.

### Hallway

Doors to bathroom, separate wc and all three bedrooms. Access to airing cupboard.

### Bathroom

Bathroom comprises a hand wash basin unit and a panelled bath tub with shower attachment. Tiling to splash sensitive areas, heated towel rail and a frosted window to the rear aspect.

### Separate WC

WC consists of a low level wc and a frosted window to the rear aspect.

### Bedroom One

Bedroom one consists of a window to the rear aspect, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Space for a double bed and other furniture.

### Bedroom Two

Bedroom two consists of a window to the front aspect, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Space for a double bed and other furniture.

### Bedroom Three

Bedroom three consists of a window to the front aspect, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Space for a single bed and other furniture.

### Rear Garden

Large detached garden area with an expanse of lawn, brick storage shed and wooden shed.

### Lease Details

The vendor has advised of the following:  
Length of Lease - 150 Years  
Lease Remaining - TBC  
Ground rent - £10 approx. per annum  
Service Charge - £247 approx. per annum

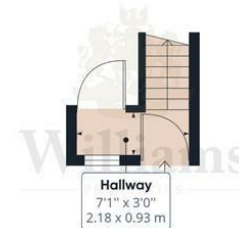
We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

### Buyer Notes

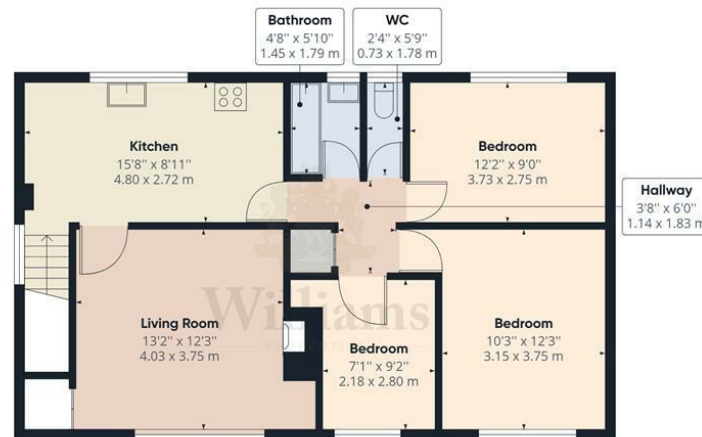
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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			
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			
(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	



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

762.40 ft<sup>2</sup>

70.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: www.williams.properties

Tel: 01296 435600

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.