



Kerr Place

| Aylesbury | Buckinghamshire | HP21 7BB



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Williams Properties are pleased to welcome to the market this attractive one bedroom 2nd Floor Apartment in the ever popular Kerr Place building in Aylesbury. The property is in very good order throughout and comprises of kitchen diner / lounge, double bedroom, bathroom, with underfloor heating throughout. Outside, there is one allocated parking space. Viewing is strongly advised on this superb first purchase.

Fixed asking price £175,000

- One Bedroom
- Modern Throughout
- Town Centre Location
- Ample Storage
- 2nd Floor Apartment
- Allocated Parking
- Easy Access to Train Station
- Underfloor Heating

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

Mains drainage, electricity and water. Electric Underfloor Heating.

Hallway

Large hallway, with airing cupboard. Optimal space for storage and space for desk if required.



The property is within walking distance to the town centre offering a range of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes.



Living Space

An open plan Living Area with space for a sofa and side cabinet. A large window floods natural light into the room. Modern fitted kitchen with space for a dining set if desired, along with a range of base and wall mounted units, square edge work top, sink with draining board and mixer tap.

Master Bedroom

A good size double bedroom, with large window for natural light. Plenty of space for bedroom furniture.

Bathroom

The bathroom comprises of a low level WC, hand wash basin and a panelled bathtub with shower attachment. Tiling to splash sensitive areas, with light and extractor fan, window for optimal ventilation and laminate flooring.

Parking

To the rear of the property there is a allocated parking space in a secure car park, solely for residents. Access to a communal bike store.

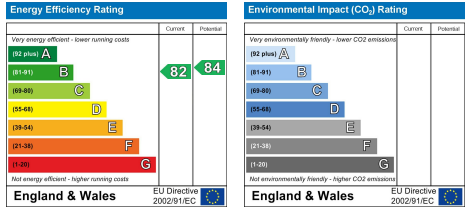
Buyer Notes

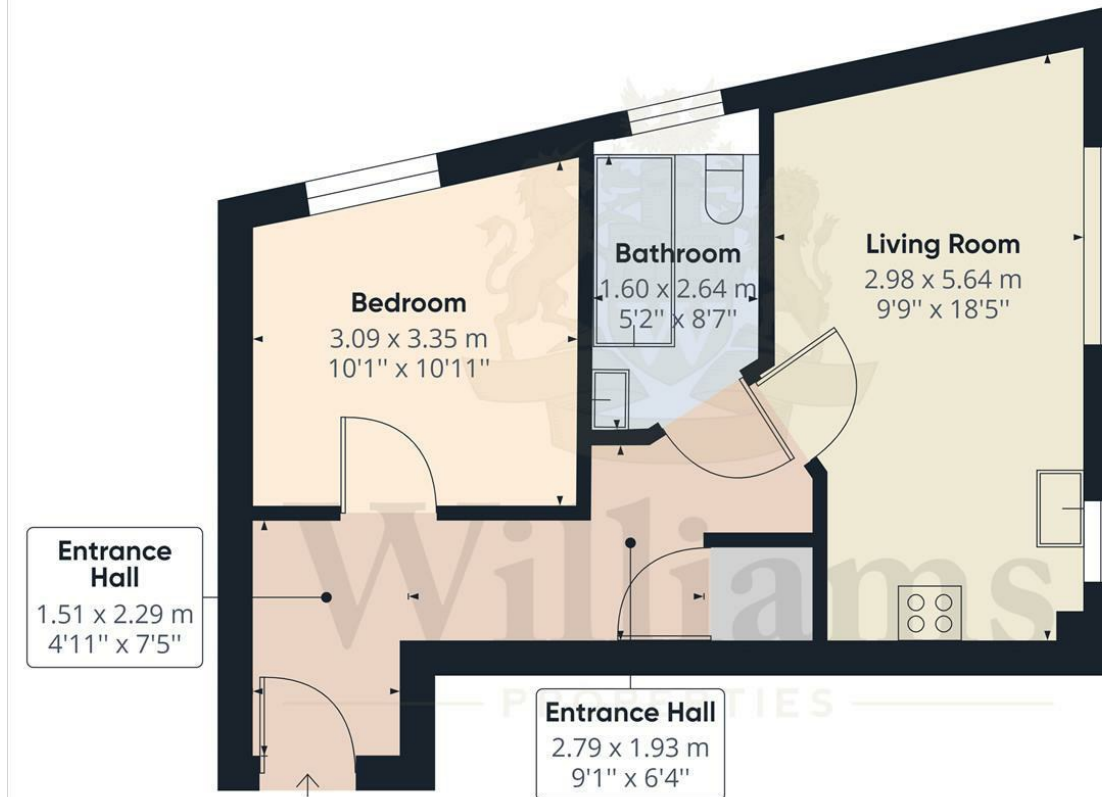
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Lease Details

The vendor has advised of the following:
Length of Lease - 999 years from 2004
Lease Remaining - 981 years
Ground rent - £100 P/A
Service Charge - £104.15 per Month

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





Approximate total area⁽¹⁾
419.24 ft²
38.95 m²

(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.

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