



Tring Road

| Aylesbury | Buckinghamshire | HP20 1LE



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Williams Properties welcome this charming property located on Tring Road in Aylesbury, its proximity to the town centre means that all amenities, shops, and entertainment options are within walking distance, making daily errands a breeze. This flat conversion boasts a cosy reception room, one double bedroom, galley kitchen and bathroom. Outside there is a small private garden and two allocated parking spaces.

## Asking price £180,000

- Central Location
- Share of Freehold
- No Onward Chain
- Council Tax Band B
- One Bedroom Flat
- No Service Charge or Ground Rent
- Allocated Parking
- Private Garden

### Location

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



The property is situated within close proximity to the Town Centre of Aylesbury, offering a range of shopping, entertainment and leisure facilities. The mainline train station with regular services directly into London Marylebone.



**Lease Details**

The vendor has advised of the following:

- Share of Freehold
- Length of Lease - LEASE WILL BE EXTENDED PLEASE CALL FOR MORE INFO (Currently 89 years)
- Ground rent - £0
- Service Charge - £0

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

Note: A lease extension is available upon request and negotiation. The property is being sold as leasehold with a share of the freehold.

**Living Room**

Enter through the front door into the living room consisting of a large bay window to the front, feature fireplace with surround, wood effect flooring, light pendants to ceiling, radiator and space for a sofa set and a range of other furniture. Door to the inner hall.

**Inner Hall**

Doors to the bathroom and kitchen.

**Bathroom**

Bathroom comprises a wc, panelled bathtub with overhead shower, pedestal hand wash basin, tiling to splash sensitive areas, space and plumbing for washing machine, radiator and a frosted window.

**Kitchen**

Kitchen comprises a range of wall and base mounted units with worktops, inset sink bowl unit, inset electric hob, oven and extractor fan, space for fridge/freezer, wall mounted radiator and window. Door to the stairs leading down to the bedroom.

**Bedroom**

Bedroom consists of carpet laid to floor, built in wardrobes, window, light fittings to ceiling, radiator and space for a double bed and other furniture.

**Garden**

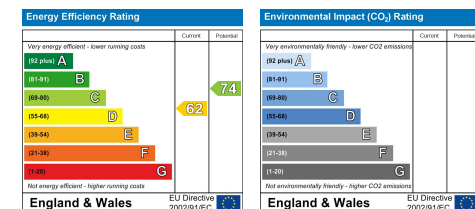
Small private garden to the side.

**Parking**

Parking to the rear of the property with two car spaces.

**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.





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.