



31 Plested Court

Stoke Mandeville | Aylesbury | HP22 5UB



Williams  
PROPERTIES

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Williams Properties are pleased to offer this two bedroom flat set in the popular village of Stoke Mandeville and having nearby rail links to London Marylebone. The property is on the ground floor and offers an entrance hall, lounge, kitchen, two bedrooms and bathroom and direct access to outside space . Viewing is highly recommended.

## Offers in excess of £210,000

- Two Bedrooms
- Ground Floor
- Good Transport Links
- Communal Garden
- Leasehold
- Walking Distance To Station
- Close To Amenities
- Viewing Recommended

### Stoke Mandeville

The property can be found located within easy reach of all amenities in the village including, shops, restaurants and the community centre. For those wishing to commute to the London, a main line station to Marylebone can be found in Stoke Mandeville and has a journey time of approx. 50 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

### Council Tax

Band B

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hall

Enter through the front door into the entrance hall consisting of laminate flooring, wall mounted heater and doors to lounge, bathroom and both bedrooms.



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The property is ideally located close to the Stoke Mandeville train station, which provides mainline services directly into London, Marylebone in under one hour. The M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.



**Living Room**

The Living room consists of laminate flooring laid to floor, two single light pendant to ceiling and wall mounted heater. opening to the kitchen and French doors leading out to the garden. There is space for a sofa suite and other living room furniture.

**Kitchen**

Kitchen consists of a range of wall and base mounted units with wooden worktops, tiled flooring, inset sink bowl unit with window over, inset electric hob, oven and extractor fan, tiling to splash sensitive areas, space for an under counter fridge and freezer and space and plumbing for a washing machine.

**Bedroom**

Bedroom one consists of a window to the rear aspect, Laminate flooring laid to floor, single light fitting to ceiling and wall mounted heater. Space for a double bed and other bedroom furniture.

**Bedroom**

Bedroom consists of a window to the front aspect , laminate flooring laid to floor, single light fitting to ceiling and wall mounted heater. Space for a bed and other bedroom furniture.

**Bathroom**

Bathroom is fully tiled to walls and floor and comprises a low level w/c, pedestal hand wash basin and a panelled bathtub with a over head shower, wall fan heater and a window to the front aspect.

**Garden**

**Parking**

One parking space and many visitors spaces available.

**Lease Details**

The vendor has advised of the following:  
 Length of Lease - 125 years from January 1988  
 89 years remaining  
 Ground rent - £346 per annum  
 Service Charge - £520 every 6 months

**Buyers Notes**

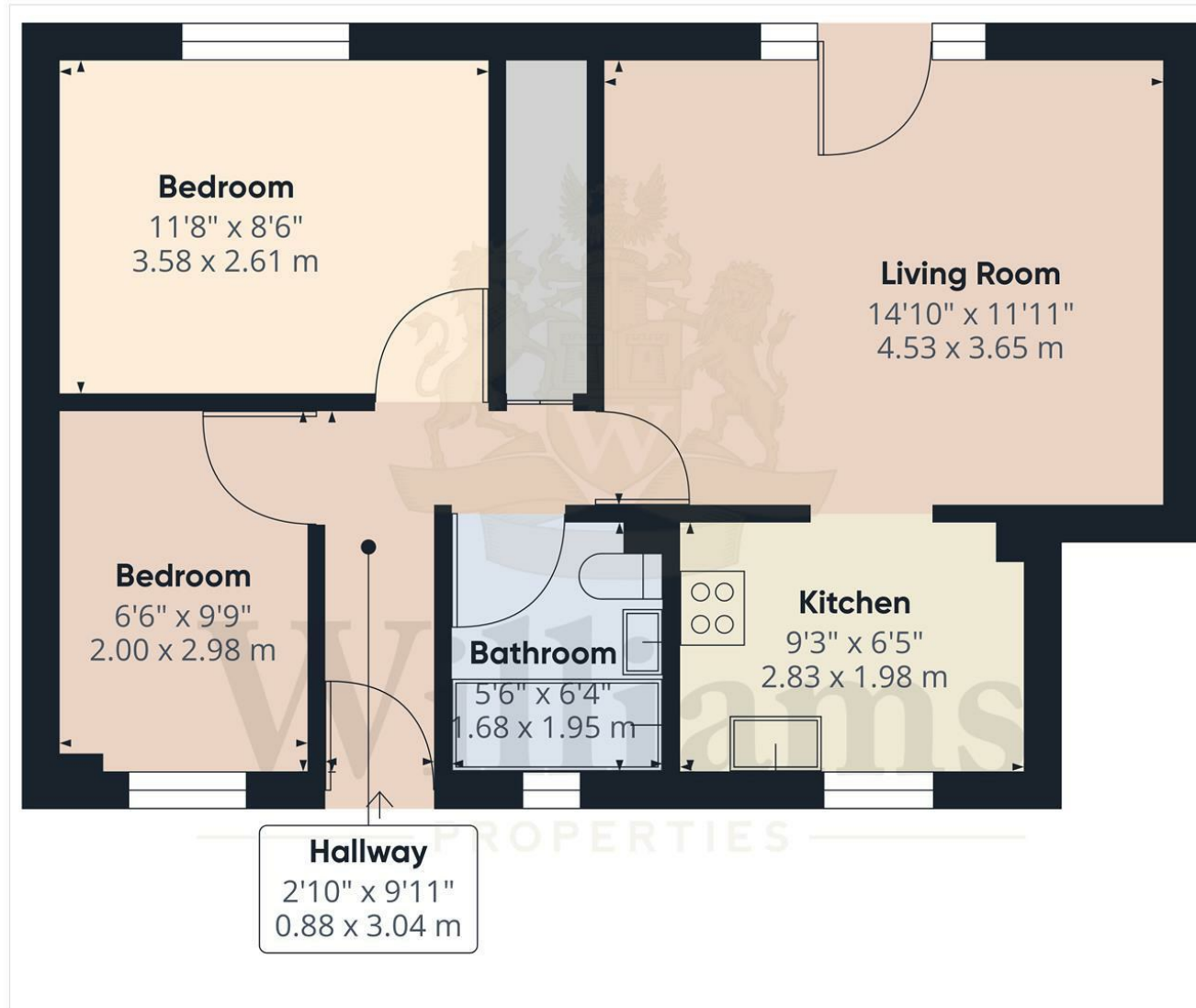
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Garden**

This is a communal garden which has been sectioned into private areas for the two ground floor apartments who have direct access this properties section consists of a paved patio area with space for table and chairs, the remainder laid to lawn with a gate leading out to the parking spaces.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1)			
(69-80) C				(B2-B2)			
(55-68) D				(C1-C1)			
(39-54) E				(C2-C2)			
(21-38) F				(D1-D1)			
(1-20) G				(D2-D2)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			





Approximate total area<sup>(1)</sup>  
508.62 ft<sup>2</sup>  
47.25 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.

GIRAFFE 360



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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.