



Selwyn Court

Bedgrove | Aylesbury | Buckinghamshire | HP21 7EQ



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Williams Properties are pleased to welcome to the market this studio flat set in the sought after location of Bedgrove, Aylesbury. The property consists of a hall, bathroom and living area/kitchen/bedroom. Outside there is allocated parking. Viewing comes highly recommended.

Guide price £130,000

- Sought After Location
- Close To Shops
- Parking
- Studio Flat
- Council Tax Band A
- Viewing Highly Advised

Bedgrove

Bedgrove is a highly desirable Southside residential area with local amenities including Jansel Square comprising of two mini supermarkets, a newsagent, dry cleaners, takeaways, doctors surgery, pharmacy and a local pub. Bedgrove Primary School is highly regarded and adjacent to a large recreational park which includes a community centre, various sporting facilities and a designated dog walking area. Bedgrove offers a regular bus service which connects the town and surrounding areas. Bedgrove also offers easy access to both the A413 towards Amersham and London or the A41 towards Watford and the M25. Bedgrove offers train stations nearby which include both Aylesbury town or Stoke Mandeville linking with London Marylebone. Primary School – Bedgrove & Secondary School – The Grange and catchment to Aylesbury Grammar Schools

Council Tax

Band A



The property is set within a popular neighbourhood and close to all amenities. A short walk away are the Jansel Square shops which include a doctors surgery, pharmacy, takeaway restaurants and two supermarkets.



Local Authority
Buckinghamshire Council

Services
All main services available

Lease Details
The vendor has advised of the following:
Length of Lease - TBC
Lease Remaining - 952 years
Ground rent - £800 p/a
Service Charge - TBC

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

Hallway
Enter through the front door into the hallway with doors to the bathroom and living area.

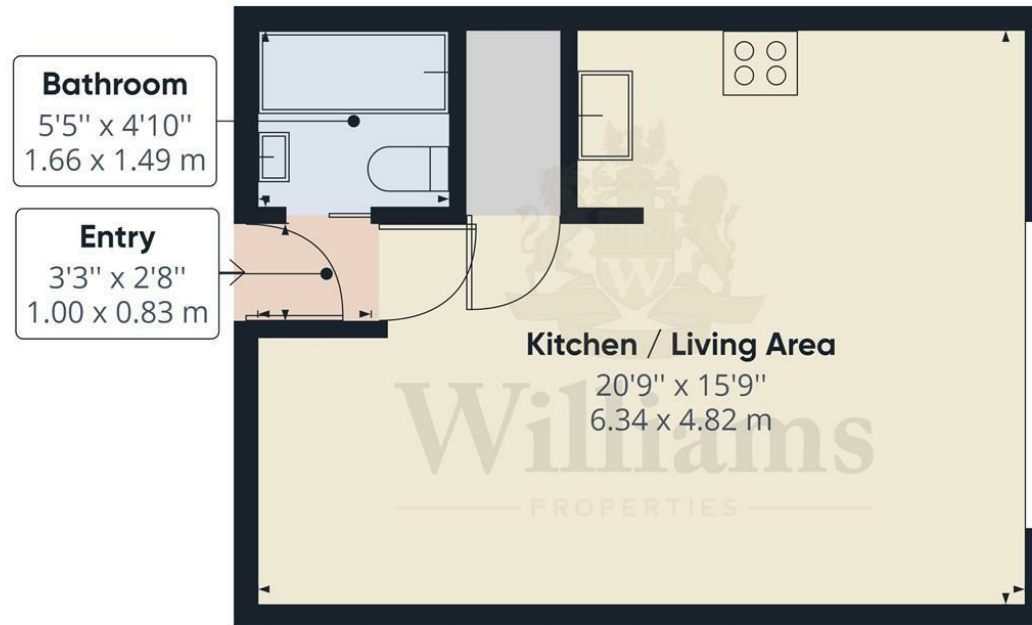
Bathroom
Bathroom is fully tiled and comprises a hand wash basin, wc and bathtub with electric shower.

Living Area / Bedroom / Kitchen
Living area consists of a window, carpet laid to floor, light fittings to ceiling and space for a sofa, bed and other furniture. Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit, inset electric hob, oven and splashback, space for washing machine and under counter fridge.

Parking
Allocated parking. There is also visitors parking available.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(12 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(11-11) B			(12 plus) A		
(10-10) C			(11-11) B		
(9-9) D			(10-10) C		
(8-8) E			(9-9) D		
(7-7) F			(8-8) E		
(6-6) G			(7-7) F		
(5-5) G			(6-6) G		
Not energy efficient - higher running costs					
(1-1) G			(5-5) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
324.36 ft²
30.13 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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