



2 Miyla Apartments

Ward Street | Weston Turville | Bucks | HP22 3AP



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this fantastic two bedroom first floor flat in the new development of Aston Reach, Weston Turville, Aylesbury. The property is well presented throughout and has good commuter links via the A41 towards the M25, and Aylesbury & Tring Train Stations. Accommodation consists of two double bedrooms, en suite & bathroom, open plan living area/kitchen, parking for two vehicles and underfloor heating throughout. Viewing comes highly recommended on this property.

Offers in excess of £240,000

- Two Double Bedrooms
- Two Bathrooms Including an En Suite
- A Modern & Stylish Apartment
- Offers Spacious Living
- Direct Access Onto The A41
- A 999 Year Lease Term
- Close To Schools & All Amenities
- Underfloor Heating Throughout
- No Ground Rent
- Parking For Two Vehicles

Weston Turville

Sought after village of Weston Turville, which lies almost midway between the market town of Wendover and the county town of Aylesbury. This popular village offers local shops which cater for most day-to-day needs. There is also a local school, three public houses, a rugby club, popular golf club and nearby reservoir for sailing and angling. There is a choice of railway stations at either Wendover or Stoke Mandeville for London, Marylebone or from Tring station for London, Euston. The county town of Aylesbury is approximately three miles distant providing a good range of shopping and entertainment facilities, together with Grammar Schools. The A41 offers a swift connection with the M25.

Council Tax

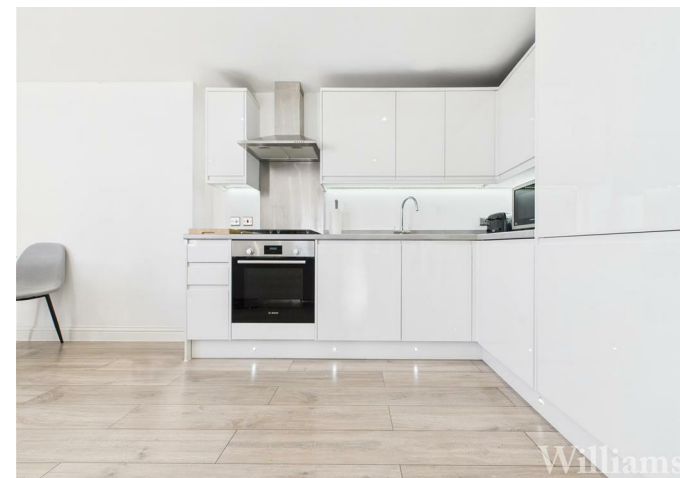
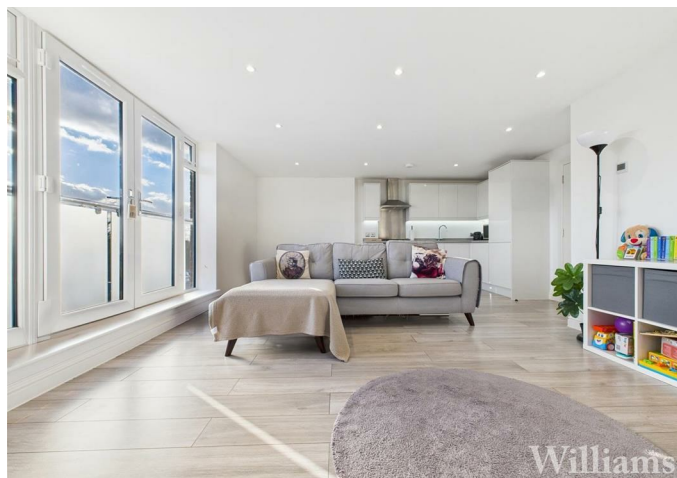
Band B

Local Authority

Buckinghamshire Council

Services

All main services available



A immaculately presented two bedroom detached apartment situated in the new development of Aston Reach, Weston Turville. The property is light, bright and Airey and offers generous bedrooms and a large spacious living space. The property is located just off of the A41.



Lease Details

Lease Term- 996 years remaining
Ground Rent- £0
Service Charge -tbc

Entrance Hallway

Enter through the front door into the generous sized entrance hall consisting of wood effect flooring, spotlights to the ceiling and doors to a large storage cupboard, both double bedrooms, family bathroom and the open plan kitchen/living area.

Bedroom

This bedroom consists of wood effect flooring, a pendant light fitting to ceiling, window to the side aspect and a door to the en suite. Space for a king size bed and other bedroom furniture.

En Suite

This fantastic modern ensuite is fully tiled and consists of a low level wc, a hand wash basin with a mixer tap inset into a vanity unit and an enclosed shower cubicle. Heated towel rail and a fitted light to the ceiling.

Bedroom

This bedroom consists of wood effect flooring, a pendant light to the ceiling, a window to the side aspect and space for a double bed and other bedroom furniture.

Bathroom

This stylish fully tiled Bathroom is comprised of a low level wc, a hand wash basin with a mixer tap inset into a vanity unit, a panelled bathtub with shower attachment and mixer tap, fully tiled walls and flooring and spotlights to the ceiling.

Kitchen/Dining/Living Area

This Kitchen/Dining/living area is consisting of French doors to the rear aspect featuring a Juliet balcony and a window side aspect, wood effect flooring, spotlights to ceiling and space for a large sofa set, dining table and chairs and other desired furniture. The modern fitted kitchen consists of wall and base units with a roll top work surface under counter lights, lower level spotlighting, inset sink and drainer, inset oven and gas hob with over head extractor, integrated fridge freezer and washing machine.

Parking

Allocated Parking.

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.

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

