



5 Elsom Path

| Aylesbury | Buckinghamshire | HP19 8JQ



**Williams**  
PROPERTIES

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A very well presented one bedroom apartment set on the second floor. The property was built by Abbey Homes and has features including allocated parking, a communal lift, integrated oven, hob and extractor and set in a new development close to the town centre within a short walk of rail links to London Marylebone.

## Offers in excess of £175,000

- Second Floor Apartment
- Double Bedroom
- Allocated Parking Space
- Fitted Kitchen
- Close To Town
- Walking Distance To The Train Station

### 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

All main services available



1 Bedroom Apartment set in a new development close to the town centre within a short walk of rail links to London Marylebone.



**Lease Details**

The vendor has advised of the following:  
Length of Lease - 99 years  
Lease Remaining - 93 years  
Ground rent - £325 approx.  
Service Charge - £1480 approx.

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

**Communal Entrance**

Accessed via secure remote doors and furnished with carpeted hallways leading to stairs or a communal lift and two second floor apartments.

**Entrance Hall**

Doors to bedroom, bathroom and living area, plus storage cupboard housing washing machine and storage .

**Bedroom**

Double glazed window to front, radiator, TV point, ceiling light, carpet laid to floor door. Space for a double bed and other bedroom furniture.

**Kitchen**

Fully fitted kitchen with a range of wall and base units, sink/drainer with one and half bowls, work surfaces, electric oven and hob, cooker hood, integrated dishwasher, space for fridge freezer, laminate wood flooring.

**Lounge/Diner**

Double glazed Juliet balcony to front, radiator, telephone point, TV point, carpet laid to floor, open plan to the kitchen through to the lounge area with a dining area in the lounge.

**Bathroom**

Heated towel rail, bath with mixer taps and shower overhead, wash hand basin, extractor fan, shaver point, low level WC, part tiled, carpet laid to floor and window heading out to the rear.

**Parking**

One allocated parking space

**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		Current	Potential
Very energy efficient - lower running costs			
(91-95) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-95) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



