



37 Foxtail Close

Broughton | Aylesbury | | HP22 7BT



Williams
PROPERTIES

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A superb and stylish two bedroom apartment set on the highly sought after Kingsbrook development with excellent road access to towards either Milton Keynes & M1 or Watford & M25. The property boasts a carport parking space set in a secure gated car park and accommodation comprises of Entrance Hall, Lounge/dining open plan kitchen with integrated appliances, two good size bedrooms, en-suite and a main a bathroom.

£258,000

- Two Double Bedrooms
- Main Bathroom
- Fully Integrated Kitchen
- Highly Sought After Area
- En-suite Shower Room
- Open Plan Living Room
- Gated Secure Parking
- Excellent Road Access to M25 or M1

Kingsbrook

Kingsbrook is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and family facilities including a children's play areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl, Wenzels and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – Kingsbrook Secondary School, The Grange & Aylesbury Grammar Schools.

Local Authority

Buckinghamshire Council

Council Tax

Band C

Lease Details

The vendor has advised of the following:

Length of Lease - 999 years

Lease Remaining - 994 years

Ground rent - TBC

Service Charge - 975 every 6 months

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



Stylish and stunning apartment with two double bedrooms, En-suite to the master and set on the highly sought after Kingsbrook development and boasting secure gated parking.



Services

All main services available

Entrance Hall

This L-shaped entrance hallway features wood effect flooring, fitted lights to the ceiling, a wall mounted radiator and doors to both bedrooms, the bathroom, kitchen/living area and s storage cupboard.

Lounge/Diner

This dual aspect lounge/diner features windows to the front and side aspect, wood effect flooring, light fitting to the ceiling and space for sofa set, dining set and other desired furniture. Open plan room to the kitchen.

Kitchen

A stylish kitchen comprising of wood effect flooring and fitted with base and wall mounted units, including an inset sink, drainer and mixer tap, oven, gas hob and extractor, fridge/freezer, dishwasher and washing machine. Gas boiler concealed in wall unit.

Bedroom

This bedroom features ample space for a double/king size bed, wardrobes and other bedroom furniture, a pendant light fitting to the ceiling, carpet laid to floor, a wall mounted radiator, a window to the side aspect and a door to the en-suite.

En suite

This en suite is fitted with a low level WC, wash basin with a mixer tap, a fully tiled shower cubicle, heated towel rail, frosted window and a fitte light to the ceiling.

Bedroom

This second bedroom is comprised of space for a double bed and other bedroom furniture, a pendant light fitting to the ceiling, carpet laid to the floor, a wall mounted radiator and a window to side aspect.

Bathroom

This bathroom comprising of a three piece suite including a panelled bath with a mixer tap, a fitted light to the ceiling, a hand wash basin, low level WC, a wall mounted radiator, room extractor and contrasting tiling to splash sensitive areas.

Parking

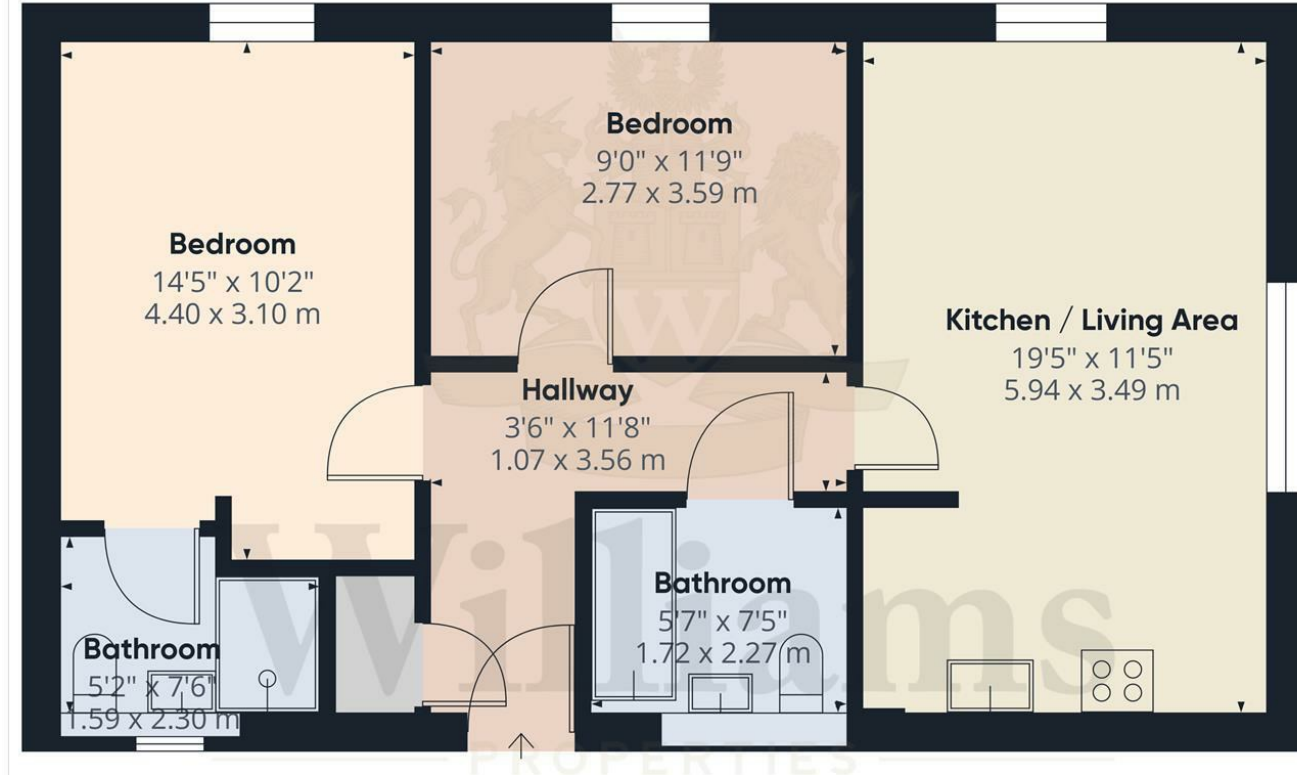
One private secure parking space can be accessed via remote gates with a security fob with visitors available.

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



Approximate total area⁽¹⁾
637.75 ft²
59.25 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.