



15 Cambridge Street

Town Centre | Aylesbury | Buckinghamshire | HP20 1RP



Williams  
PROPERTIES

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**NEW INSTRUCTION!!** Williams Properties are delighted to welcome to the market a one bedroom duplex apartment set over two floors situated in the heart of the town centre. The property has been completely refurbished to a high standard and offers a fitted kitchen, living/dining room, a double bedroom, a shower room and double glazed windows. Viewing highly recommended. Available immediately!!

## Per month £1,000 Per month

- Refurbished To A High Standard
- Shower Room
- Open Plan Living
- Ideal First Time Buy Or Investment
- One Bedroom
- Set Over Two Floors
- Town Centre Location
- Viewings Highly Recommended

### 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

### Services

All main services available

### Lease Details

999 Year Lease Starting this year 2024

Service Charge - tbc

Ground Rent - tbc



A one bedroom refurbished apartment set within the town centre. The property is finished to a high Standard and set over two floors. This property would make an excellent buy to let or first time purchase.



**Entrance Hall**

Enter via the front door with carpet laid to the floor and stairs leading to the first floor landing with a further door to the living area.

**Living/Dining Area**

Open plan living/dining area consists of carpet laid to the floor, spot lighting to ceiling, a wall mounted radiator, storage cupboards and a door to the hallway. Space for a large sofa set, dining table and chairs and other living room furniture

**Kitchen**

Kitchen consists of a range of base and wall mounted units with worktops, tiled to splash sensitive areas, modern decorative tiled flooring, spot lights to the ceiling, inset sink bowl unit with mixer tap, window above, inset electric hob and oven and fridge/freezer and washing machine. Open to the living/dining area.

**Shower Room**

The modern shower room consists of tiled flooring, spotlights to the ceiling, half height tiled walls, hand basin and mixer tap over double shower unit, low level WC and a window.

**Hallway**

Window To the front aspect , storage cupboard, spot lights to the ceiling, carpet laid to the floor with stairs rising to the bedroom.

**Bedroom**

This good size bedroom comprises of spot lighting to the ceiling window to the rear aspect, carpet laid to the floor and there is space for a double bed and other bedroom furniture.

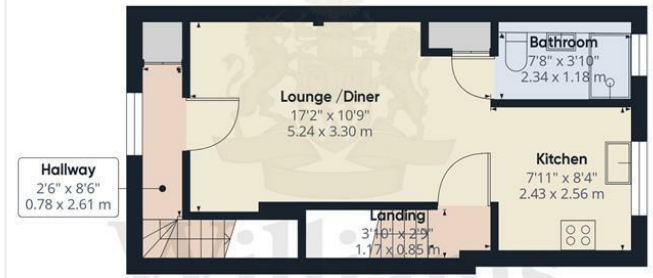
**Buyer Notes**

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	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		49	49	(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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 515.9 ft<sup>2</sup>  
 47.93 m<sup>2</sup>

**Reduced headroom**  
 38.81 ft<sup>2</sup>  
 3.61 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements 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.

Calculations are based on RICS IPMS 3C standard.

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.