



# Hartopp House

Oxford Road | Aylesbury | Bucks | HP19 8EY



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PROPERTIES

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Williams Properties are pleased to welcome to the market this beautiful two bedroom top floor flat in Aylesbury Town Centre, just a short walk from the local train station and other amenities. The property features an open plan living room/kitchen, two bedrooms and a bathroom and is in brilliant order throughout. Viewing is highly recommended on this property.

## Guide price £205,000

- Top Floor Flat
- Brilliant Order Throughout
- Town Centre Location
- Rail Links
- Two Bedroom
- Open Plan Kitchen/Lounge
- Allocated Parking
- Local Shops & Amenities

### 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 C

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hallway

Enter through the front door into the entrance hall featuring spotlights to the ceiling, wood effect flooring and a wall mounted electric heater. Doors allow access to the the bedrooms, bathroom, and kitchen/lounge.



The property is within walking distance to all of the leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



### Bedroom

This Bedroom consists of carpeted flooring, spotlights fitted to the ceiling, and a roof window to the side aspect. Space for a bed and other bedroom furniture.

### Bathroom

This three piece bathroom consists of a bath with a shower fitted, spotlights fitted to the ceiling, an electric heated towel rail, tiled flooring and bath/shower unit, a low level WC and hand basin with a mixer tap

### Bedroom

This bedroom consists of more fitted spotlights to the ceiling, carpeted flooring, a fitted wardrobe and a roof window to the side aspect. Space for a double bed and other bedroom furniture.

### Kitchen/Living Room

This kitchen/living area consists of wood effect flooring, spotlights fitted to the ceiling, and two ceiling windows to the side aspect. The kitchen area consists of many wall and base mounted units with a fitted fridge/freezer, oven, electric hob and extractor, sink, draining board, inset sink and mixer tap. Space for living and dining room furniture.

### Parking

There is one allocated parking space to the side of the Hartopp House development.

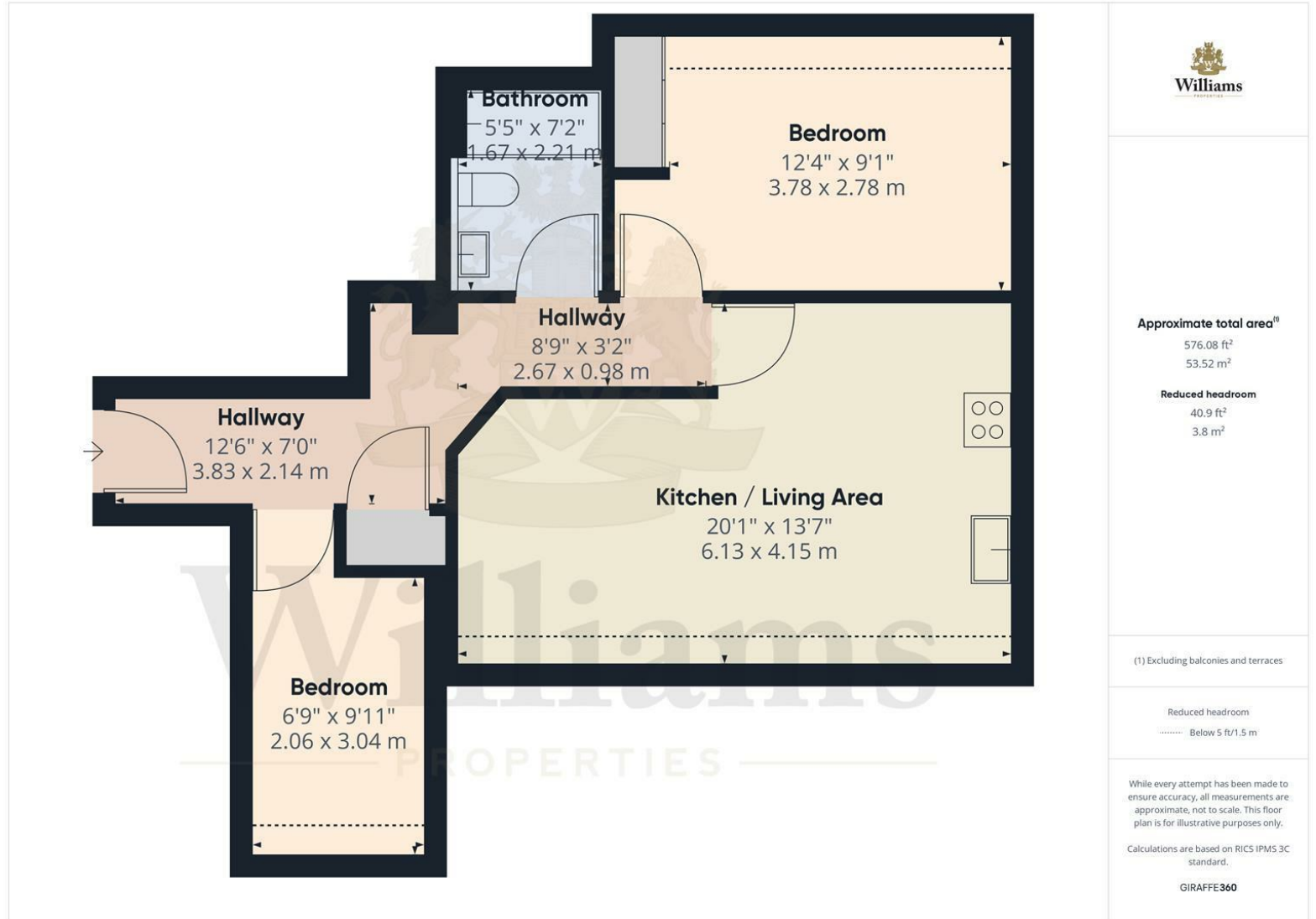
### Lease Details

Lease Term - 125 years  
 Lease Remaining - 121 years  
 Ground rent - £300 per annum  
 Service Charge - £1,916

### 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				(B1-91) B			
(69-80) C				(99-98) C			
(55-68) D		62	62	(99-95) D			
(39-54) E				(99-94) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
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	



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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.