



# The Firs

Whitchurch | Aylesbury | Bucks | HP22 4JU



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PROPERTIES

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Williams Properties are delighted to bring to the market this stylish one bedroom apartment in the exclusive development of The Firs, Whitchurch. The property consists of a modern open plan living/dining area, a modern fitted kitchen, a Juliet balcony onto field views, one double bedroom, a bathroom, and an allocated parking space. Viewing is highly recommended on this beautiful apartment.

## Offers in excess of £220,000

- Historic Rural Location
- Allocated Parking
- Good Sized Bathroom
- Juliet Balcony
- One Bedroom Apartment
- Open Plan Living Area/Kitchen
- Communal Garden
- Field Views to the Rear

### Whitchurch

Whitchurch is a pretty village situated five miles north of Aylesbury and on the A413 heading towards Winslow & Buckingham. The village offers a Primary & Junior school, a church and a public house, whilst more extensive shopping and schooling can be found in Aylesbury, including the Aylesbury Grammar Schools. Rail links with London Marylebone can be found in Aylesbury and from Milton Keynes Central to London Euston.

- Aylesbury approx. 5 miles
- Winslow approx. 5.5 miles
- Leighton Buzzard approx. 9 miles
- Milton Keynes approx. 17 mile

### Council Tax

Band B

### Local Authority

Buckinghamshire Council





The main town of Aylesbury is approximately 5 miles away and offers shopping and social outlets as well as a cinema, theatre and a host of schools. Also based in Aylesbury is a mainline train station linking the town to London Marylebone in under an hour.



### 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 to the bathroom, bedroom and open plan kitchen/living area.

### Bathroom

This bathroom consists of spotlights to the ceiling, a bathtub with a shower, fully tiled walls, vanity unit with a basin and mixer tap, and a low level WC. Window to the sky, a heated towel rail and a further storage cupboard.

### Bedroom

This bedroom consists of a window to the rear aspect, carpeted flooring, a light fitted to the ceiling, multiple storage cupboards, a fitted wardrobe and space for a double bed and other bedroom furniture.

### Open Plan Living Area/Kitchen

This open plan living area/kitchen consists of wood effect flooring, spotlights and pendant light fitted to the ceiling, triple aspect windows on the roof and to rear and side aspect, multiple fitted units, oven, electric hob, extractor and dishwasher. French doors open onto a Juliet balcony overlooking the beautiful views to the rear. Space for typical living and dining room furniture

### Communal Gardens

To the rear it features a communal garden area with a grass lawn and multiple trees

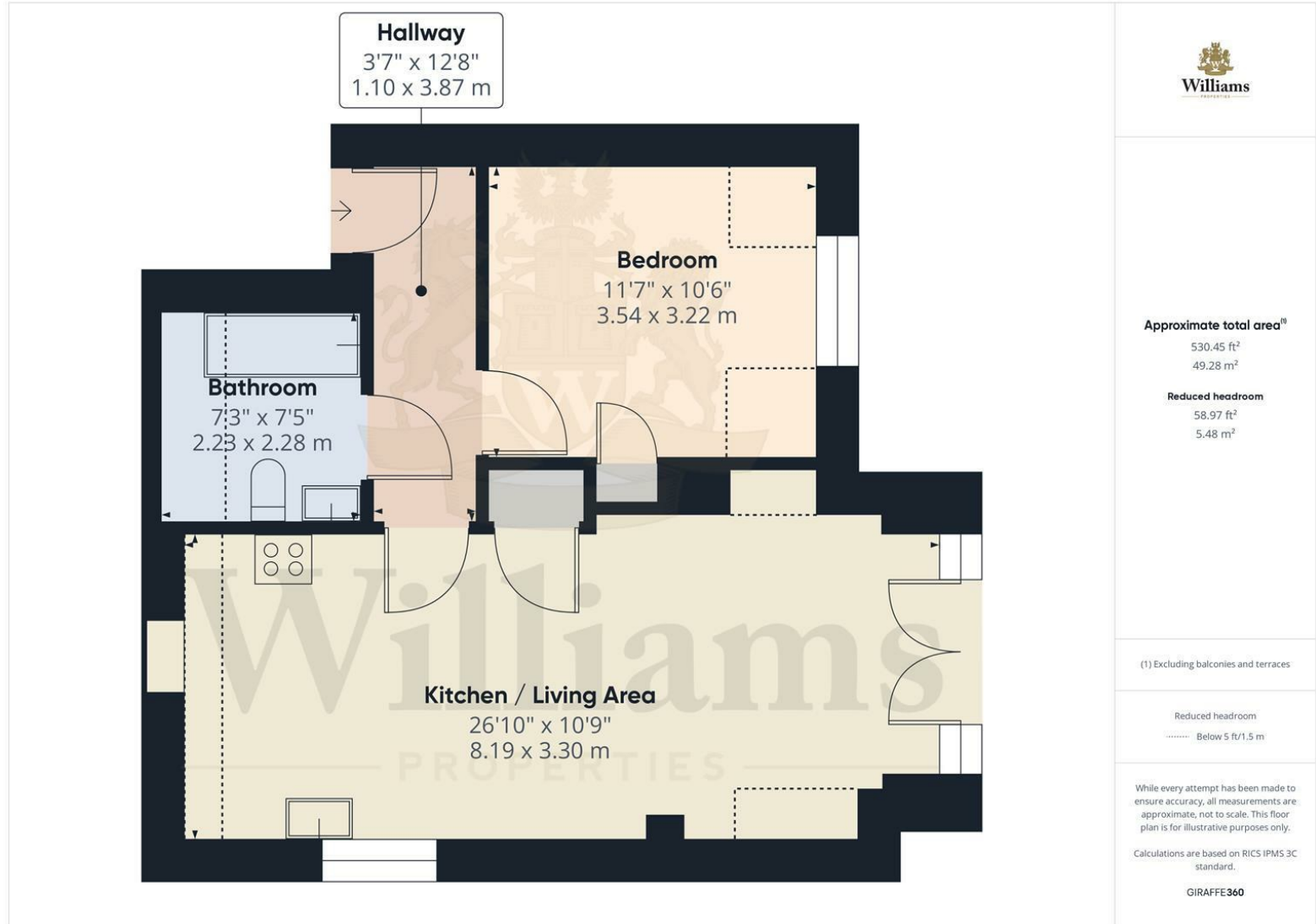
### Lease Details

Lease Remaining - 115 years  
Ground rent - £250 per annum  
Service Charge - £840 per annum

### 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				(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	



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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.