



2 bed apartment to buy in HP19

Wycliffe End, Aylesbury, Buckinghamshire,
HP19 7XE

£75,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Central Aylesbury location
- ✓ Two-bedroom first-floor
- ✓ Requires modernisation
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

Situated in a central Aylesbury location, this two-bedroom first-floor apartment offers an excellent opportunity for buyers looking to renovate and add value. Requiring refurbishment throughout, the property provides a fantastic blank canvas for first-time buyers, investors or those looking to create a home to their own taste.

The accommodation comprises a secure communal entrance, entrance hallway, spacious living/dining room, separate kitchen, two bedrooms, bathroom and ample storage. With a practical layout and generous accommodation, the property has excellent potential following modernisation.

Residents benefit from access to communal parking, secure bike storage, a gated communal garden area and The Hub, which includes a 24-hour security office, vending machines and complimentary commercial washer/dryers.

The service charge includes electricity, gas and building insurance, helping to simplify ongoing running costs. Offered to the market with no upper chain, the property presents an ideal investment or renovation project in a highly convenient town-centre location.

Location

Aylesbury town centre is within easy walking distance, offering an excellent range of shopping, leisure and recreational facilities, numerous restaurants and cafés, together with a mainline railway station providing services to London Marylebone in approximately one hour.

The town is particularly well served by highly regarded grammar schools, including Aylesbury Grammar School, Aylesbury High School and Sir Henry Floyd Grammar School. The Waterside Theatre, canalside restaurants and the nearby Chiltern Hills further add to the area's appeal.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 85

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £2,368.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Wycliffe End, Aylesbury, Buckinghamshire, HP19 7XE

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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