



Layco

Your Property, Your Service



Marand Court High Street Aylesbury

- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR INVESTORS
- REFITTED KITCHEN
- NEW DOUBLE GLAZING
- ALLOCATED PARKING
- GENEROUS LEASE

Price £160,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
<https://www.laycoproperties.co.uk>



Layco Properties proudly presents this one bedroom first floor apartment boasting a generous lease, refitted kitchen, new double glazing and off road parking! The property is conveniently situated within walking distance of the train station, town centre and all amenities. An early viewing is recommended for this home that would ideally suit a first time buyer or investor!

Entrance hall: with access to the loft and airing cupboard.

Living room: a spacious, light living space with double glazed window.

Kitchen: a modern kitchen, refitted by the current owner with a range of wall and floor mounted units, sink and drainer, cooker and integrated washing machine plus space for further appliances. Double glazed window.

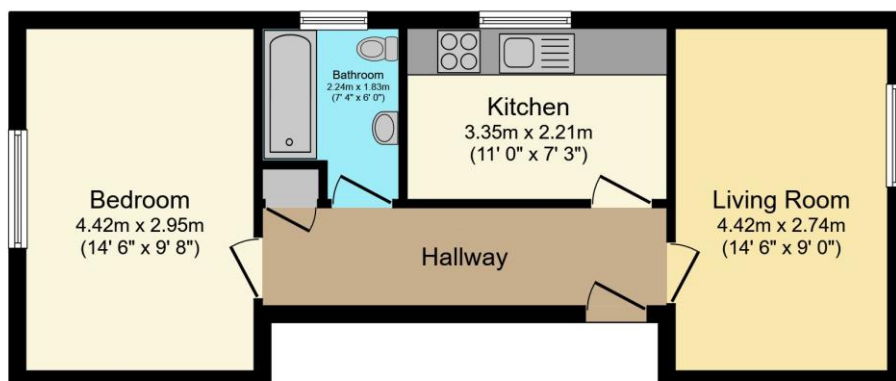
Bathroom: fitted with a suite comprising, WC, hand basin and bath with shower above. Double glazed window.

Bedroom: a spacious double bedroom with double glazed window.

Parking: allocated parking to the rear of the property.

Lease: 105 years remaining, service charge £1300 per annum, ground rent £100 per annum

General: Leasehold, Bucks Council, electric and water connected, electric heating, Council tax band: B, EPC: D.



Floor Plan
Floor area 44.5 m² (479 sq.ft.)

TOTAL: 44.5 m² (479 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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