



Alder Road

Hampden Hall | Aylesbury | Buckinghamshire | HP22
5ZE



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Williams Properties are delighted to welcome to the market this excellent two bedroom apartment in the popular Hampden Hall development in Aylesbury. The apartment is in superb order throughout and comprises of ample layout, with two bedrooms (with en-suite wet room to master), main bathroom suite with bath and shower over, lounge and spacious kitchen/diner. Outside, there is allocated parking and guest parking spots. Viewing is strongly advised on this ideal first purchase or buy to let investment.

Guide price £229,950

- Stunning Apartment
- Allocated Parking
- Superb Spacious Layout
- Ground Floor
- Two Double Bedrooms
- En-Suite to Master
- Gas Central Heating
- Walking Distance to Station

Hampden Hall

The popular Hampden Hall development is located almost midway between the village of Weston Turville and the county town of Aylesbury. This quiet neighbourhood is family orientated and offers a large green and recreation ground, and is within walking distance to amenities, doctors surgery and schooling at Bedgrove. In the other direction, Stoke Mandeville Station is easily accessible on foot or by road which provides regular services into London Marylebone.

Council Tax

Band C

Services

All main services available

Local Authority

Aylesbury Vale District Council

Entrance

Entrance via front door into the hallway, with doors to three storage cupboards, main bathroom, lounge/kitchen and both bedrooms. Carpet laid to floor, window to the outside aspect, wall mounted radiator panel.



The property is located on the peaceful Hampden Hall development in Aylesbury. As such, it is situated a short walk away from amenities at Bedgrove which include doctors surgery, Post Office, Co-Op and Sainsburys food stores, and schooling. In the opposite direction, Stoke Mandeville station provides regular services directly into London Marylebone.



Main Bathroom

Main bathroom suite comprising of bathtub with shower attachment, low level WC and hand wash basin, with partial tiling to splash sensitive areas of the walls.

Bedroom One and En-Suite

Spacious double bedroom comprising of carpet laid to floor and lighting to ceiling, wall mounted radiator, window, to the outside aspect, built in wardrobe, space for a double bed and other bedroom furniture. Door to en-suite wetroom, comprising of tiling to walls, shower attachment, low level WC and hand wash basin. Window to the outside aspect. Chrome effect heated towel rail.

Bedroom Two

Double bedroom with carpet laid to floor and lighting to ceiling, with window, radiator and space for a double bed and other bedroom furniture.

Lounge

Sitting room area with carpet laid to floor and lighting to ceiling, radiator, window to the outside aspect, space for a three piece suite and other furniture. Leads directly into the kitchen/diner.

Kitchen/Diner

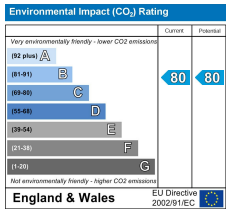
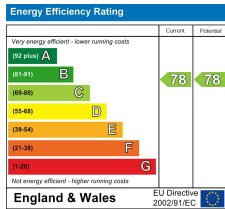
Spacious kitchen/dining area with easy clean flooring, a range of base and wall mounted units, roll top work top, tiling to splash sensitive areas of the walls, oven with hob and extractor fan, inset sink with draining board and mixer tap, water softener, dishwasher, fridge/freezer, washer/dryer. Windows to the outside aspect. Space for a dining table and chairs.

Lease Information

The vendor has advised of the following -
Lease Length - 111 years remaining of a 125 year original term.
Ground Rent/Service Charge - £1500 per annum approx (combined)
One allocated parking space in the car park outside.

Anti-Money Laundering Regulations

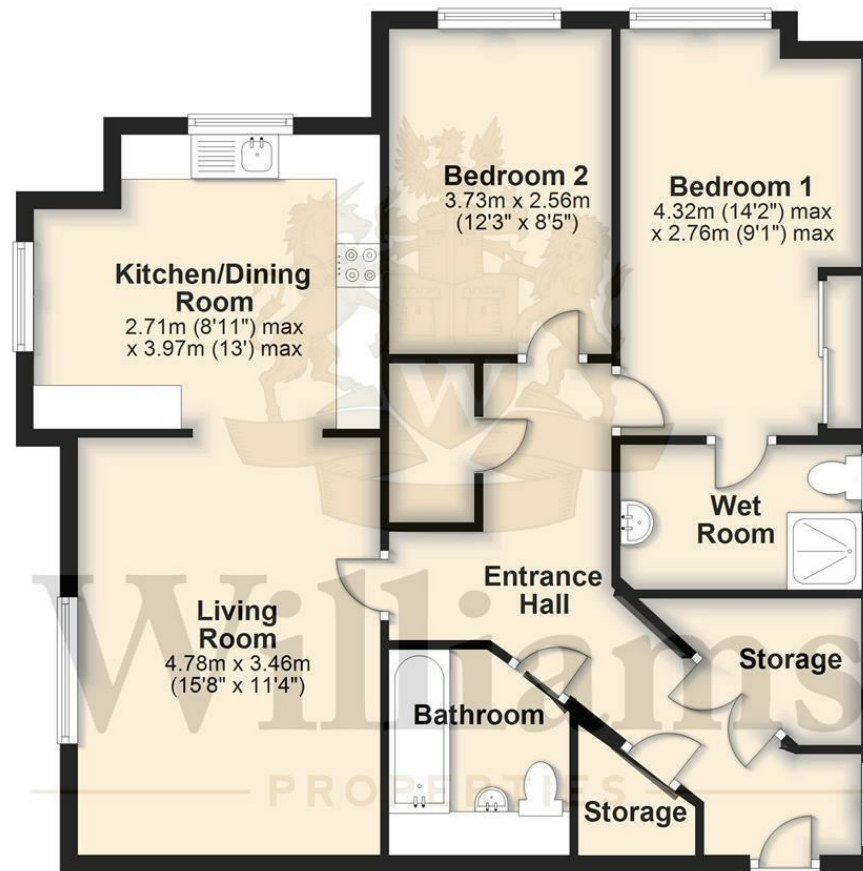
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Floor Plan

Approx. 75.5 sq. metres (812.9 sq. feet)



Total area: approx. 75.5 sq. metres (812.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.