



**Great Western Street  
Aylesbury  
Buckinghamshire  
HP20 2PL**

**Offers in Excess of £175,000**

**bettermove**

# Great Western Street Aylesbury

Bettermove are proud to present this 2 bedroom fifth floor flat in Aylesbury available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is C.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

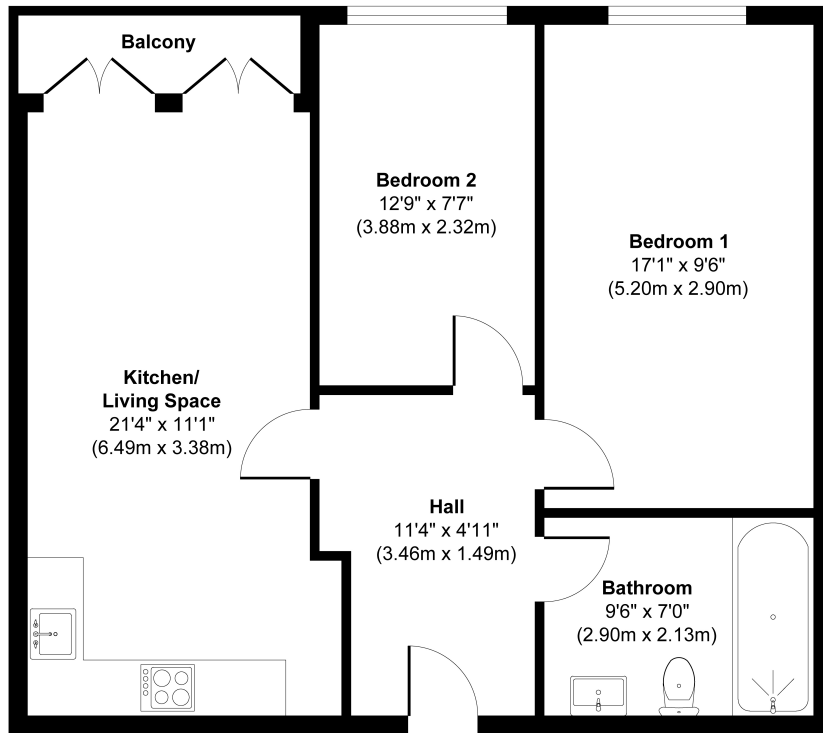
This is a leasehold property with 115 years remaining on the lease; the ground rent is £87.50 every 6 months (£175 per annum) and the service charge is approximately £3,943 per annum.

The interior of this well presented property comprises a spacious and open plan living room with the fitted kitchen and access to the private balcony, two double bedrooms and the family bathroom. The flat is located on the fifth floor of the building with lift access available to each floor.

Located in the popular town of Aylesbury, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Aylesbury Train Station, the A41 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



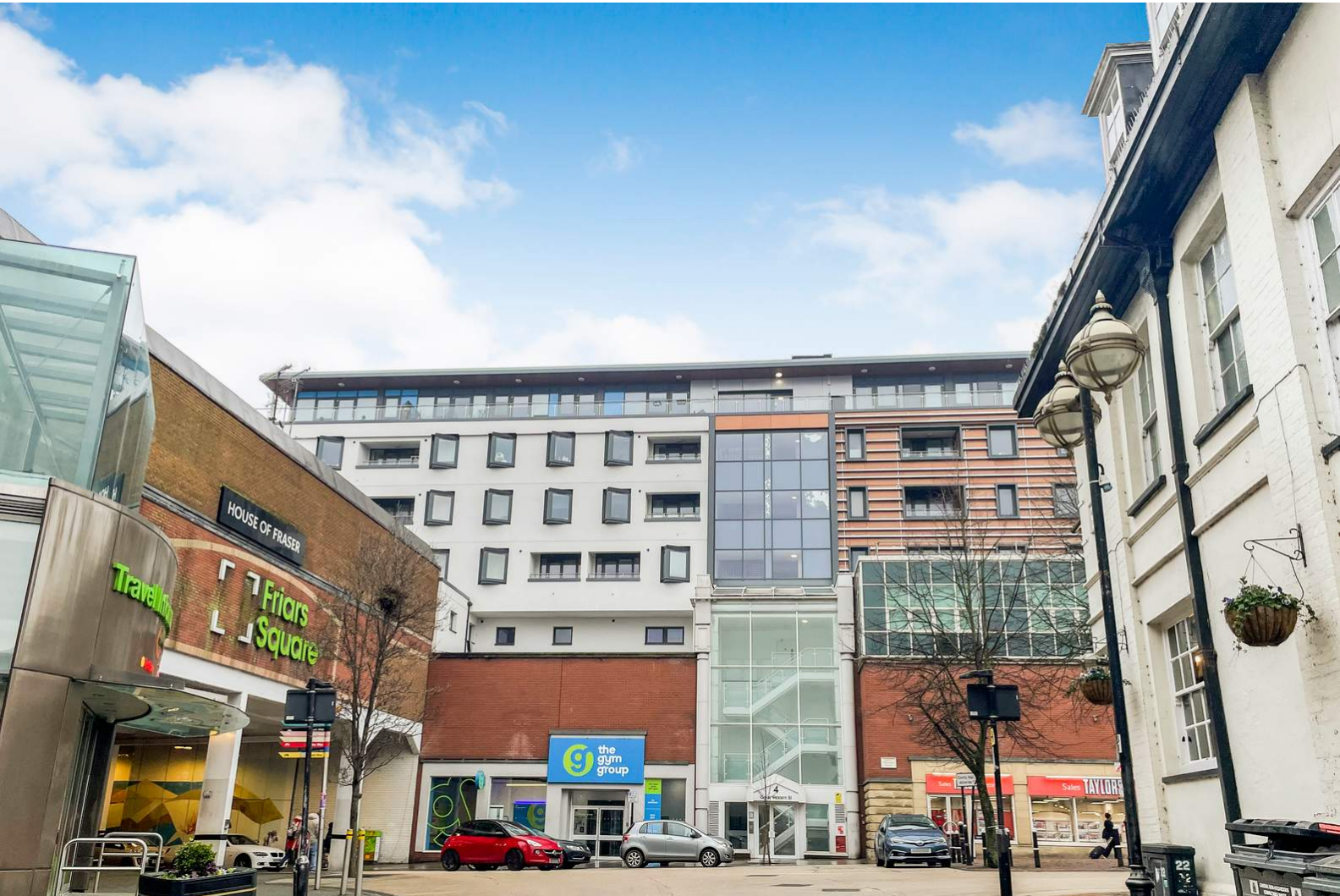


**Floor Plan**

**Approx. Gross Internal Floor Area 644 sq. ft / 59.90 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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