

01923 270 666  
Kings Langley, Abots  
Langley & Watford:  
01442 822 210  
Management  
Property  
01442 879 996  
& Country Homes:  
Berkmsted Select  
01442 828 222  
Aylesbury & Villages:  
Ting, Wendover,

Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...

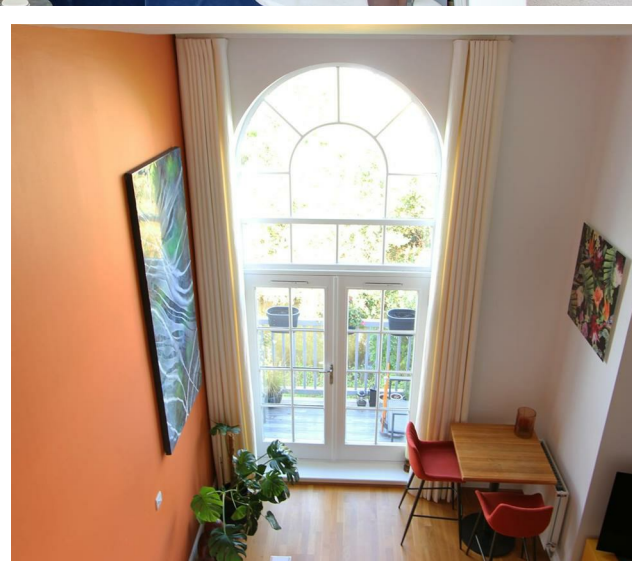


# Aylesbury

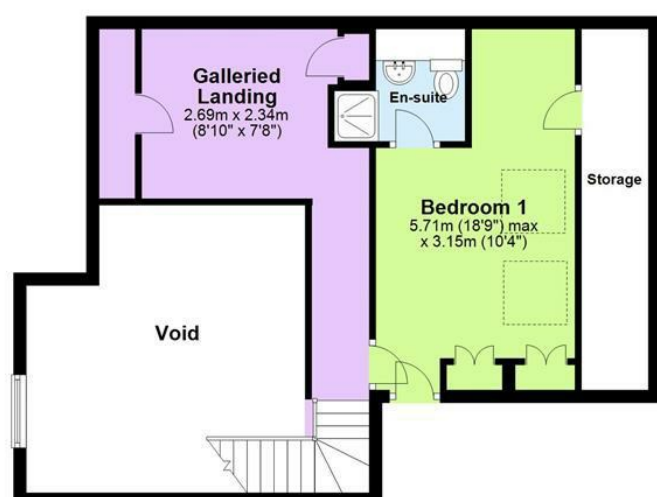
OFFERS IN EXCESS OF

£350,000

Sterling are delighted to offer for sale this spacious split level apartment, situated only a short walk from the City centre, and offered to the market in showhome condition throughout.

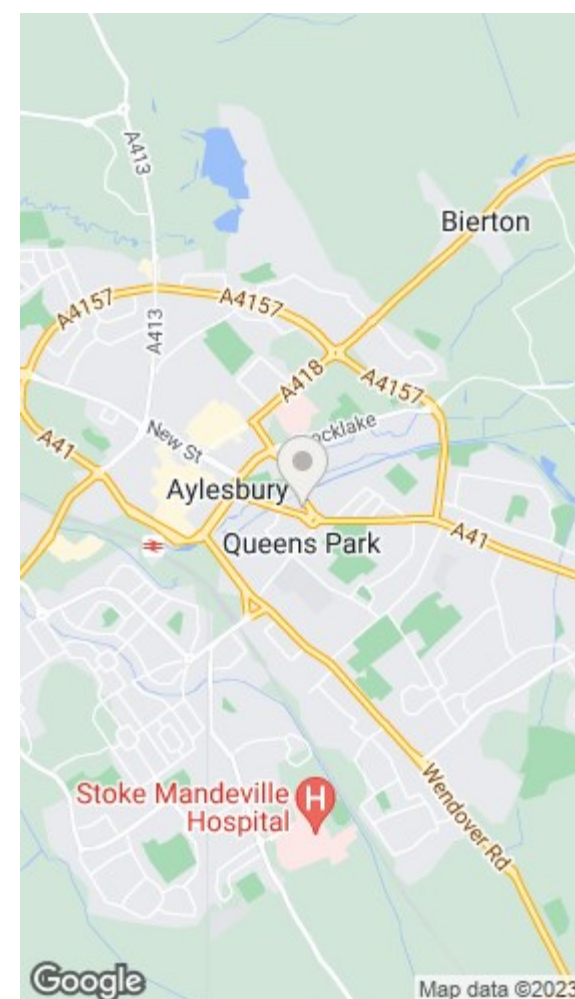


[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



Total area: approx. 125.9 sq. metres (1355.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81		

Energy Efficiency Rating: 81 (Current), 81 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential).





A fabulous duplex apartment offered in excellent condition with glorious views across the canal.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

The property Sterling Homes are delighted to welcome to the market this three bedroom duplex flat, close to the centre of Aylesbury. This spacious duplex is finished to a high standard and consists of a open plan living area, luxury re-fitted kitchen with integrated appliances, three spacious bedrooms, family bathroom and an re-fitted en-suite. Outside there is gated undercover parking and a balcony over looking the canal, ideal for a glass or two on a sunny summers evening Viewing is highly recommended on this fantastic property, ideal for a first time buyer or buy to let investor. The property is sold with a complete onward chain scenario.

**Town Centre**  
A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and the fabulous Aylesbury waterside theatre.

#### Commuting

For those wishing to commute to the City, a main line station to London Marylebone can be found in either Stoke Mandeville or Aylesbury they have a journey time of approx. 50 & 55 minutes respectively. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

#### Agent Notes

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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