



Plested Court, Stoke Mandeville
£200,000



23 Plested Court

Stoke Mandeville, Aylesbury

- First Floor Apartment
- Walking Distance To Mainline Station
- Two Double Bedrooms
- Good Size Living/Dining Room
- Fitted Kitchen
- Electric Heating
- Allocated Parking
- Ideal First Home or Investment Opportunity

The property is located within a level walk of the mainline station and all amenities in the village including shop, restaurants and the community centre. Stoke Mandeville also has a good school catchment and a regular bus service linking with Aylesbury and High Wycombe. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to London Marylebone has a journey time of approx. 50 minutes. 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 via Beaconsfield or Thame.



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Stoke Mandeville, Aylesbury

A spacious first floor apartment set in this attractive development within a short walk of the mainline Station. Leasehold

Nestled within a quiet residential area, this 2-bedroom first-floor apartment offers a perfect blend of comfort and convenience. Just a short stroll away from the mainline station, this property presents an ideal opportunity for professionals and commuters alike. Two generously sized double bedrooms provide ample space for relaxation, while the inviting living/dining room offers a versatile setting for entertaining or unwinding after a long day. The fitted kitchen boasts modern conveniences for culinary enthusiasts. Completing the ensemble, electric heating ensures cosy warmth throughout, and allocated parking adds a touch of practicality to this charming abode.

Outgoings

Leasehold interest: 125 years from 1988 (88 years remain). Ground Rent £364pa. Service Charge £1,661.02pa

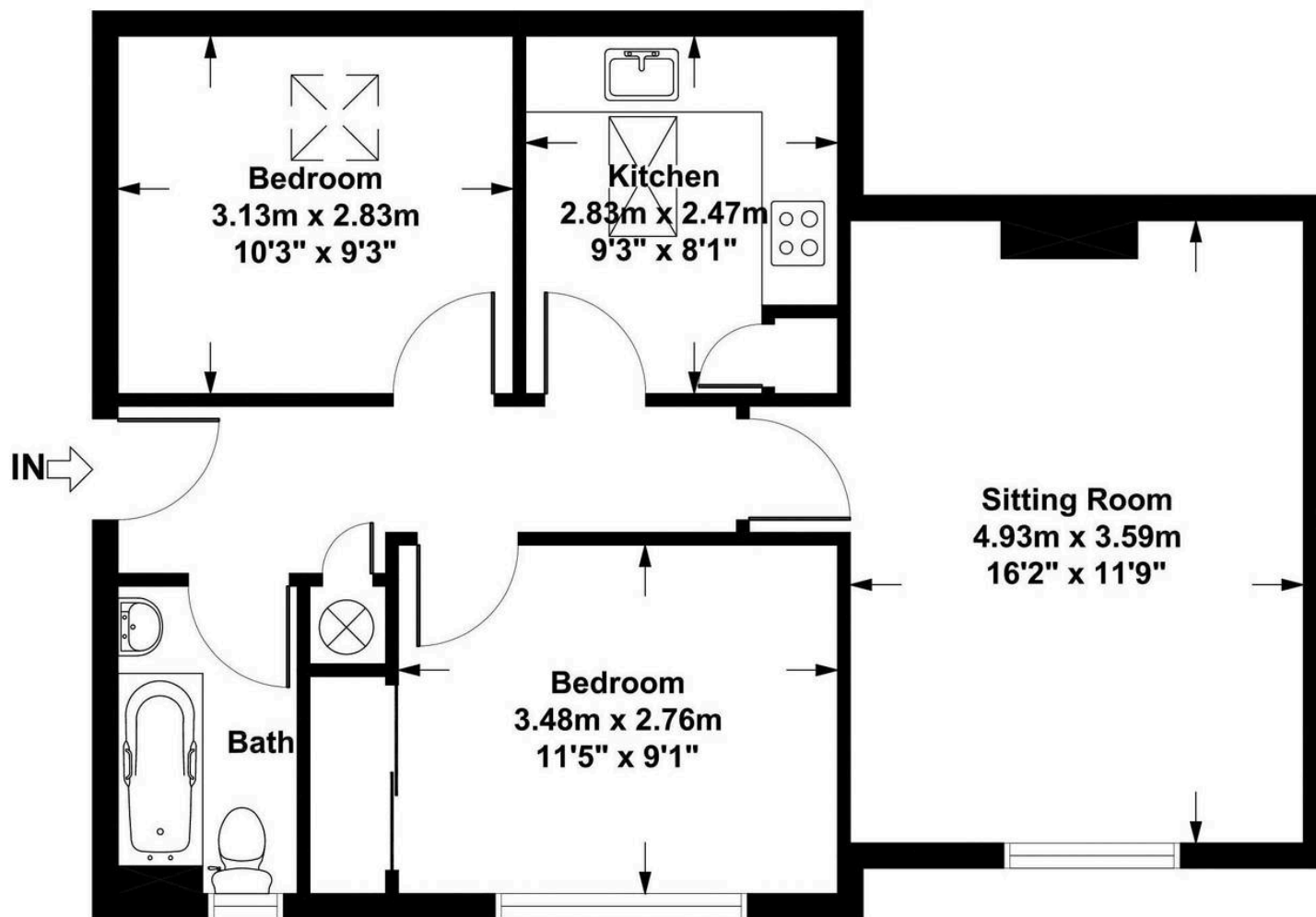
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





PLESTED COURT, STOKE MANDEVILLE, BUCKS, HP22 5UB
APPROX. GROSS INTERNAL FLOOR AREA 57 SQ M / 614 SQ FT

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.

