

1 Bedroom Modern Apartment

WALK TO TOWN CENTRE

35 CUBITT STREET, AYLESBURY
BUCKINGHAMSHIRE HP19 9FT



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LOCATION

Set in the central position within Aylesbury near by to White Hill Park, and a short walk to the town centre offering a wealth of facilities such as shopping and leisure facilities.

Cubitt Street is just over a miles walk from the London-bound mainline Train Station connecting with London Marylebone in under an hour Aylesbury itself is surrounded by vast

THIS HOME FEATURES

IMMACULATELY PRESENTED
DOUBLE BEDROOM
OPEN PLAN LIVING SPACE
MODERN FITTED KITCHEN
WALK TO TOWN
WALK TO TRAIN STATION
ALLOCATED PARKING

countryside and offers an array or green spaces and walks to explore. With a University campus, National Spinal Unit and training hospital in the shape of Stoke Mandeville Hospital and the manageable commute make Aylesbury a popular destination for renters.

LIVING AREA

BEDROOM

Double bedroom with window to side.

BATHROOM

Modern fitted bathroom comprises panel bath with shower over, wash hand basin and low-level WC, window to side.

RECEPTIONS

The spacious open plan living area benefits from Juliette balcony, space for living and dining room furniture, open to kitchen.

KITCHEN

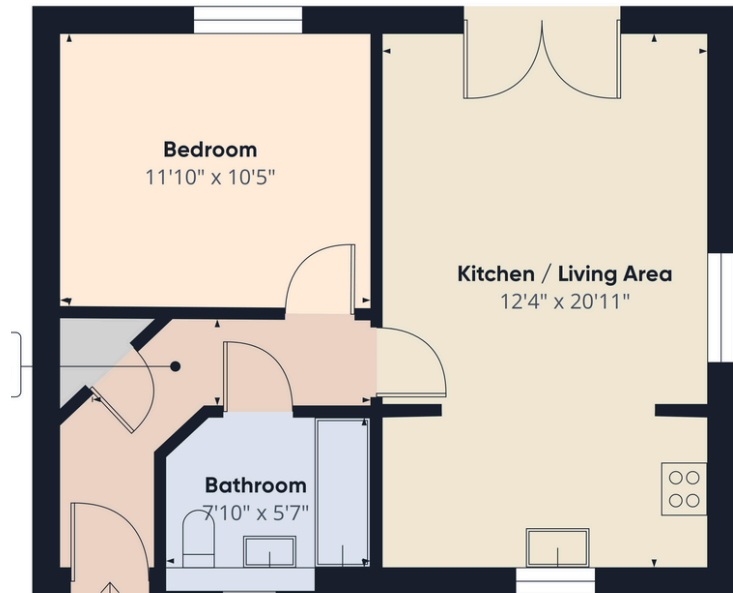
Modern fitted kitchen with units at base & eye level, work surface with inset sink and drainer, splash back surrounds, integrated wash/dryer, oven with hob over and space for fridge/freezer.



WeSoldIt.co.uk are delighted to bring to the market this immaculate third-floor, one-bedroom apartment, ideally situated in a central location next to White Hill Park. The property is within walking distance of Aylesbury town centre and the London-bound mainline train station, making it perfect for commuters and those seeking convenience. Accessed via a secure communal entrance with a security entry telephone system, the apartment comprises an entrance hall, a bright and spacious open-plan living area with a Juliette balcony, a modern fitted kitchen with cooking and dining space, and a comfortable double bedroom. The property further benefits from allocated parking, adding to its appeal. For more information or to arrange a viewing, contact WeSoldIt.co.uk today.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
500.2 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

OUTSIDE

Communal entrance.

PARKING

Allocated parking.

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



*Fastest Train from Aylesbury to London Marylebone

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