

FOR SALE



Giffard Way, Long Crendon
Guide Price £240,000


MARTIN&CO

Giffard Way, Long Crendon

Key Notes:

- 1 Bedroom Maisonette
- Allocated Off-Road Parking
- Large Private Rear Garden
- No Onward Chain
- Property in need of modernization
- Council Tax Band: A
- Ground Rent: £0.00 PA
- Service Charge: £297.50 PA
- Lease Term: From 10 March 2014 to 27 November 2114
- Tenure: Leasehold



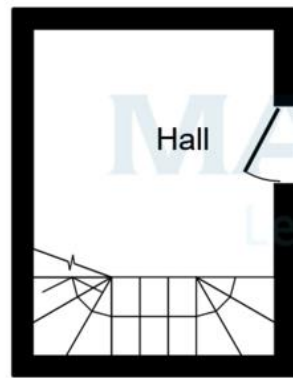
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



This one-bedroom Maisonette is offered for sale and is located in Long Crendon, near Aylesbury. The property comprises one reception room, one kitchen, a bathroom with free-standing bath, and a bedroom. It requires modernising, offering scope for a buyer to update to their own taste. Externally, there is a rear garden allocated to the flat and driveway parking. The property has an EPC rating of C and falls within Council Tax Band A. It is sold with no onward chain.

Long Crendon is a historic Buckinghamshire village with local amenities including shops, pubs and primary schooling. Wider facilities can be found in nearby Thame and Aylesbury. Haddenham & Thame Parkway railway station is accessible by car, providing rail services to London Marylebone in around 40 minutes, as well as connections to Oxford and Birmingham. The surrounding countryside offers attractive walks and open green spaces, contributing to a pleasant village setting while still allowing convenient access to larger towns and transport links.





Ground Floor

Floor area 6.2 sq.m. (67 sq.ft.)



First Floor

Floor area 49.5 sq.m. (533 sq.ft.)

Total floor area: 55.7 sq.m. (600 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.