

# Woodholls



## **Poets Chase, Aylesbury, HP21 7LP**

**Asking price £175,000**

A truly lovely and spacious two bedroom apartment situated close to the town centre and offered with two parking spaces, one of which is undercover. Just a short walk to the train station and a multitude of bars, restaurants and shopping facilities.

With well maintained communal garden this property is perfect for those who work hard and have little time to relax!

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

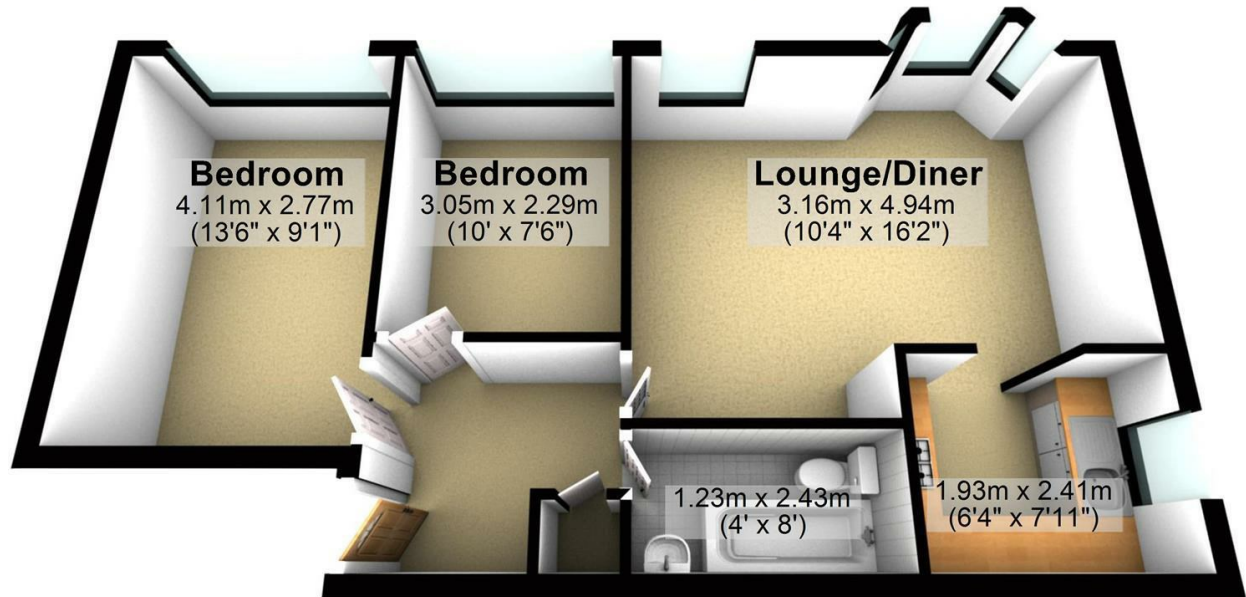
Telephone: 01296 433 393 Email: [info@woodholls.co.uk](mailto:info@woodholls.co.uk) Website: [www.woodholls.co.uk](http://www.woodholls.co.uk)





## Ground Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	66	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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