

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards are pleased to bring to the market this spacious apartment situated in the heart of Aylesbury's town centre. This property is offered with no upper chain and being located just a short walk from the main line railway station it makes this property an ideal purchase for commuters or buy-to-let investors. Accommodation consists of hallway via communal entrance, cloakroom, 16ft x 15ft lounge/diner, kitted kitchen with built-in appliances, bedroom and en-suite bathroom. A viewing comes highly recommended.

£145,000 Leasehold

St James' House, Buckingham Street, Aylesbury, Bucks. HP20 2NB

St James' House, Buckingham Street, Aylesbury, Bucks. HP20 2NB

Ground Floor

Communal Entrance:

Enter via security locked front door, door to stairwell with stairs rising from ground floor to all floors, front door to apartment.

Second Floor

Hallway:

Enter via solid oak front door, ceiling inset down lighting, security entrance phone, solid wood floor with under floor heating, solid oak doors to cloakroom, lounge/diner and bedroom.

Guest Cloakroom:

A two piece white suite consisting of low-level w/c and wash hand basin, tiling to water sensitive areas, extractor fan, ceiling inset down lighting, solid wood floor with under floor heating.

Lounge/Diner:

16'3 x 15'2 (4.95m x 4.62m)



Two double glazed windows to front aspect, telephone and television points, solid wood floor with under floor heating, solid oak door to kitchen.

Kitchen:

8'3 x 8'3 (2.51m x 2.51m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and four ring gas hob with cooker hood over, built-in washing machine, dishwasher and fridge/freezer, ceiling inset down lighting, solid wood floor with under floor heating, wall mounted central heating boiler, double glazed window to front aspect.

Bedroom 1:

15'2 x 9'4 (4.62m x 2.84m)

Double glazed window to front aspect, solid wood floor with under floor heating, telephone and television points, ceiling inset down lighting, solid oak door to en-suite.

En-suite Bathroom:

A three piece white suite consisting of panel bath with independent shower over and glass screen, low-level w/c and vanity unit with wash hand basin and storage under, tiling to water sensitive areas, heated towel rail, tiled flooring, shaver point, ceiling inset down lighting, extractor fan, double glazed window to front aspect.

Exterior

Parking:

There is one allocated parking bay located to the rear of the property.

Property Info

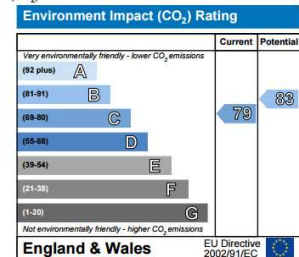
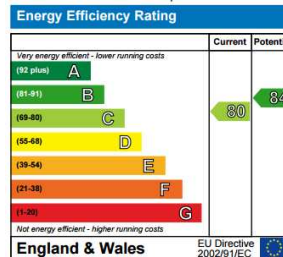
Directions:



Council Tax Band:

B (approximately £887.25 per annum based on 1 adult residing at the property).

Energy Performance Graph:



Lease Information

Length of Lease:

Approximately 114 years

Maintenance/Service Charges:

To be confirmed.

Ground Rent:

To be confirmed.

Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.