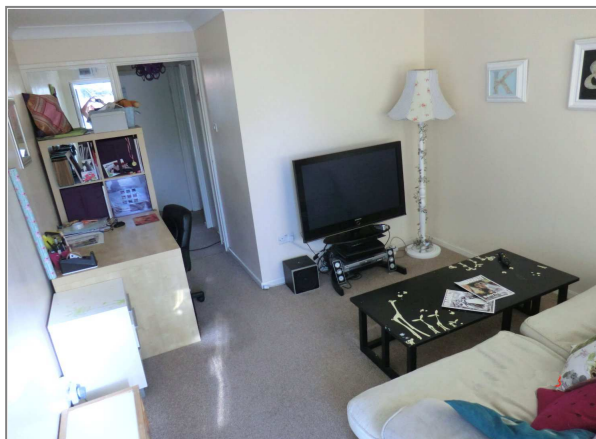


hillyards.



Hillyards are pleased to bring to the market this ground floor maisonette situated on a quiet walkway on the popular Coppice area of Aylesbury. The property is being offered with no upper chain and accommodation consists of entrance porch, lounge, inner hallway, kitchen, bedroom and refitted shower room as well as enclosed rear garden with summerhouse and allocated parking. This property would make an ideal first time or investment purchase.

£137,500 Leasehold

Larch Close, Aylesbury, Buckinghamshire. HP20 1XZ

Ground Floor

Entrance Porch:

Enter via UPVC double glazed front door, UPVC double glazed opaque window to front aspect, UPVC double glazed door to lounge.

Lounge:

13'9 (max) x 11'0 (max) (4.19m x 3.35m)
UPVC double glazed window to front aspect, slim-line electric heater, telephone and television points, coving to ceiling, door to inner hallway.

Inner Hallway:

Three built-in storage cupboards, one housing space and plumbing for washing machine and tumble dryer, an under stair storage cupboard and cupboard providing hanging and shelved storage space, doors to kitchen, bedroom and shower room.

Kitchen:

10'5 x 5'8 (3.18m x 1.73m)
A range of wall and base level units with roll top work surfaces and tiled splash backs, inset sink and drainer unit, space for cooker, space for upright fridge/freezer, UPVC double glazed window to rear aspect, UPVC double glazed door to rear lobby.

Bedroom 1:

10'4 x 8'11 (3.15m x 2.72m)
UPVC double glazed window to rear aspect, slim-line electric heater, built-in wardrobe providing hanging and shelved storage space.

Shower Room:

A three piece refitted white suite consisting of corner mounted shower cubicle, low-level w/c and pedestal hand wash basin with mixer tap, tiling to water sensitive areas, UPVC double glazed opaque window to side aspect.

Exterior

Front Garden:

An open plan area laid to paving with flowerbeds and pathway leading to front door and side access.

Rear Garden:

An enclosed rear garden offering a good degree of privacy with small lawned area, decked area and patio pathway leading to summerhouse and gated side access.

Summerhouse:

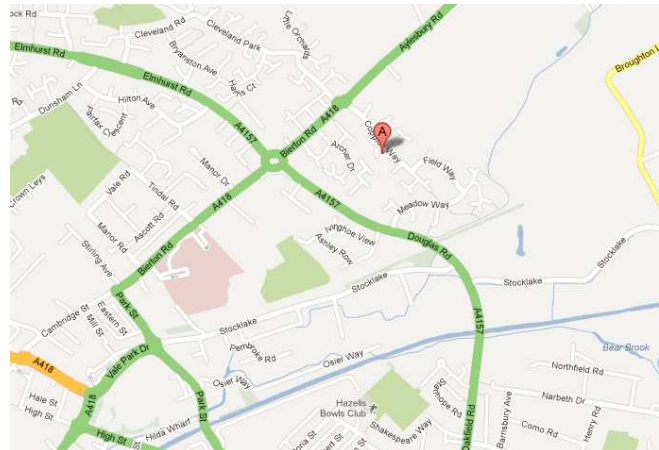
13'5 x 11'1 (4.09m x 3.38m)
An insulated wooden structure with window to front aspect, power and light.

Parking:

There is one allocated parking bay located to the front of the property at the end of the walkway.

Property Info

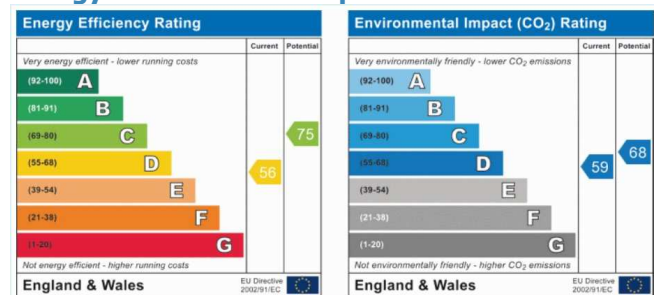
Directions:



Council Tax Band:

B (approximately £1183.03 per annum based on 2 adults residing at the property)

Energy Performance Graph:



Lease Information

Length of Lease:

Approximately 965 years remaining.

Maintenance/Service Charges/Ground Rent:

Peppercorn Rent.

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.