

# hillyards.



Hillyards Estate Agents are pleased to offer this very well presented ground floor apartment situated on the popular Hampden Hall development. The property is located within walking distance to Stoke Mandeville main line station so would make an ideal purchase for commuters or investment buyers. Accommodation consists of entrance hall via communal entrance, lounge, kitchen/diner, bedroom and bathroom. Other benefits include secure allocated parking and no onward chain.

**£162,500 Leasehold**

Juniper Drive, Weston Turville, Buckinghamshire. HP22 5WW

## Ground Floor

### Communal Entrance:

Enter via security locked front door, door to apartment.

### Entrance Hall:

Enter via front door, access to airing cupboard, electric heater, doors to lounge, bedroom and bathroom.

### Lounge:

12'8 x 10'10 (3.86m x 3.30m)

UPVC double glazed window to front aspect, electric heater, telephone and television points, opening to kitchen/diner.

### Kitchen/Diner:

11' x 8' (3.35m x 2.44m)



A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset sink and drainer unit with mixer tap, integrated double electric oven and four ring induction hob with cooker hood over, space and plumbing for washing machine, space for upright fridge/freezer, UPVC double glazed window to front aspect.

### Bedroom:

10'9 x 8'9 (3.28m x 2.67m)

UPVC double glazed window to rear aspect, electric heater, telephone and television points.

### Bathroom:

A three piece white suite consisting of panel bath with mixer tap and independent shower over, low-level w/c and pedestal wash hand basin with mixer tap, tiling to water sensitive areas, shaver point, tiled flooring, electric heater, extractor fan, UPVC double glazed window to rear aspect.

## Exterior

### Parking:

There is secure allocated parking located to the side of the block.

## Lease Information

### Length of Lease:

110 years remaining.

### Maintenance/Service Charges:

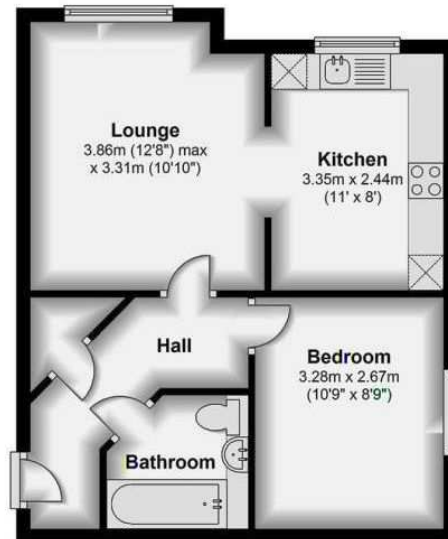
£1363.72 per year.

### Ground Rent:

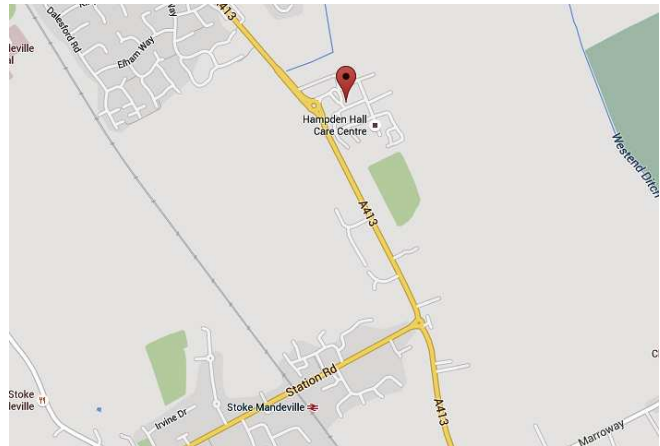
£259.93 per year

## Property Info

### Floor Plan:



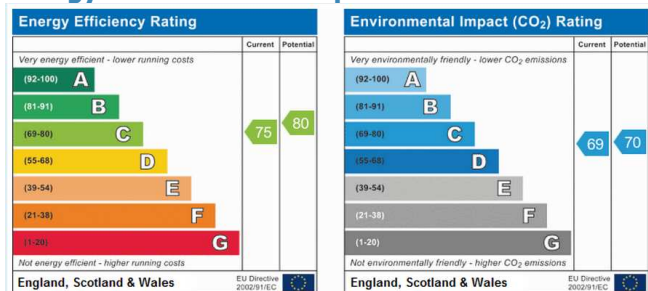
### Directions:



### Council Tax Band:

**B** (approximately £857.00 per annum based on 1 adult residing at the property)

## Energy Performance Graph:



**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.

**Floor plan For Illustrative Purposes Only:** Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floor plans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.