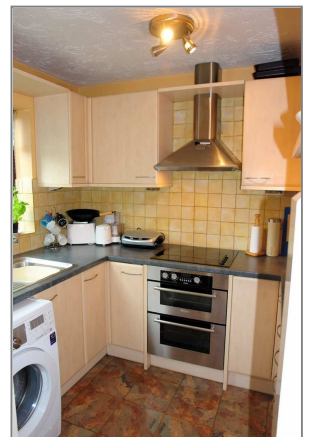


AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards are offering this well presented one bedroom ground floor flat located to the popular south side of Aylesbury within walking distance to the town centre and mainline railway station. The accommodation consists of communal entrance hall, hallway, lounge/diner, modern refitted kitchen, bedroom and refitted bathroom as well as allocated parking and UPVC double glazing. The property is offered with no onward chain.

£134,950 Leasehold

Poets Chase, Aylesbury, Buckinghamshire. HP21 7LW

Ground Floor

Communal Entrance:

Enter via security locked front door, access to apartment.

Entrance Hall:

Enter via front door, electric storage heater, telephone point, doors to lounge/diner, bedroom and bathroom.

Lounge/Diner:

16'3" x 10'3" (4.95m x 3.12m)

Two UPVC double glazed windows to front aspect, electric storage heater, television point, opening to kitchen.

Kitchen:

8'5" x 6'8" (2.57m x 2.03m)

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 fridge/freezer, UPVC double glazed windows to front & side aspect.

Bedroom 1:

13'6" x 9' (4.11m x 2.74m)

UPVC double glazed window to front aspect, electric heater.

Bathroom:

A three piece refitted 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, fully tiled walls, extractor fan, access to airing cupboard, wall mounted electric heater.

Exterior

Communal Gardens:

There are well kept gardens surrounding the block maintained by the management company.

Parking:

There is one allocated parking bay.

Property Info

Floor Plan:

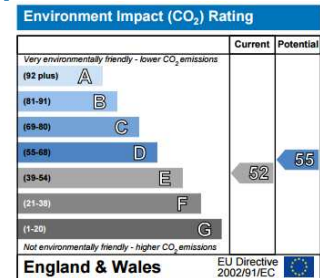
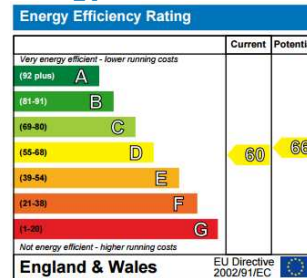


Total area: approx. 40.9 sq. metres (440.6 sq. feet)

Council Tax Band:

B (approximately £887.00 per annum based on 1 adult residing at the property)

Energy Performance Graph:



Lease Information

This property comes with a share of the freehold.

Length of Lease:

A 999 year lease starting from 2007.

Maintenance/Service Charges:

TBC

Ground Rent:

TBC

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.

Floorplan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floorplans, 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.