

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards Estate Agents are offering this one bedroom ground floor apartment for sale with no onward chain. The property is located just a short walk from the town centre and main line railway station making it an ideal purchase for an investment or first time buyer. Accommodation consists of entrance hall via communal hallway, lounge, kitchen, bedroom and bathroom.

£109,950 Leasehold

Road Dahl House, Wycliffe End, Aylesbury, Bucks. HP19 7XD

Roald Dahl House, Wycliffe End, Aylesbury, Bucks. HP19 7XD

Ground Floor

Communal Entrance:

Enter via security locked front door, stairs rising to first floor, door to apartment.

First Floor

Entrance Hall:

Security telephone, storage cupboard, door to lounge.

Lounge:

15'4 x 9'5 (4.67m x 2.87m)

Double glazed window to front aspect, radiator, telephone and television points, opening to kitchen.

Kitchen:

8'7 x 6'1 (2.62m x 1.85m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, space for cooker with hood over, inset sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer, wood effect laminate flooring.

Bedroom 1:

16'11 x 5'11 (5.16m x 1.80m)

Double glazed window to front aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space, wood effect laminate flooring.

Bathroom:

A three piece suite consisting of bath with mixer tap and shower attachment, low-level w/c and wash hand basin, tiling to water sensitive areas, extractor fan, shaver point, tiled flooring, radiator.

Exterior

Communal Gardens:

There are various communal gardens surrounding the development that are maintained by the management company.

Parking:

There is a communal parking area for use by residents and their visitors.

Property Info

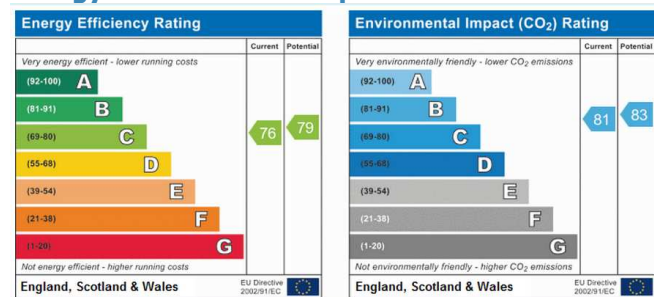
Directions:



Council Tax Band:

A (approximately £760.52 per annum based on 1 adult residing at the property)

Energy Performance Graph:



Lease Information

Length of Lease:

Approximately 96 years remaining.

Maintenance/Service Charges:

Approximately £141.00 per month that includes gas, electricity, insurance and use of the communal laundry room. (We are still waiting for confirmation regarding this)

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.