

# hillyards.



Hillyards Estate Agents bring to the market this well presented ground floor maisonette with a private garden and garage. The property would make an ideal first time or investment purchase as it is currently being let for £550 per month. Accommodation consists of entrance hall, kitchen, lounge, bedroom and bathroom. Other benefits include UPVC double glazing and driveway parking.

**£100,000 Fixed Price**

Argyle Avenue, Aylesbury, Buckinghamshire. HP19 9JZ

## Ground Floor

### **Entrance Hall:**

Enter via UPVC double glazed front door, access to under stair storage cupboard, coving to ceiling, door to kitchen and bathroom.

### **Kitchen:**

9'6 x 8'5 (2.90m x 2.57m)

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

### **Lounge:**

12'7 x 10'6 (3.84m x 3.20m)

UPVC double glazed window to rear aspect, electric storage heater, coving to ceiling, three wall mounted lights, access to airing cupboard, coving to ceiling, door to bedroom.

### **Bedroom 1:**

9'9 x 8'10 (2.97m x 2.69m)

UPVC double glazed window to front aspect, built-in wardrobe providing a range of hanging and shelved storage space, coving to ceiling.

### **Bathroom:**



A three piece white suite consisting of panel bath with independent shower over, low-level w/c and pedestal wash hand basin, fully tiled walls, storage heater, coving to ceiling, UPVC double glazed window to side aspect.

## Exterior

### **Rear Garden:**

A private and enclosed rear garden laid mainly to lawn with gated access, pathway to front door and courtesy door to garage.

### **Garage:**

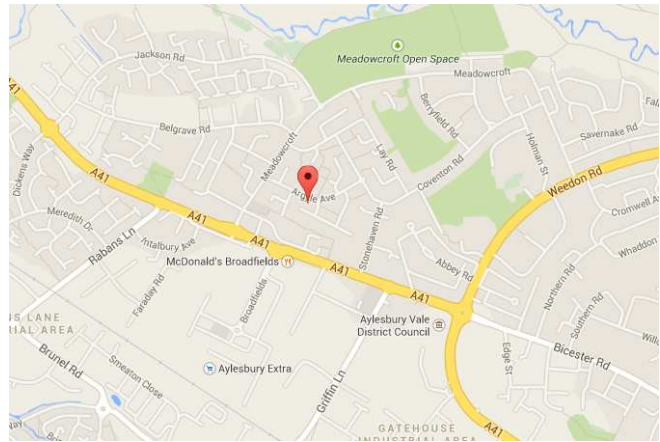
A single brick built garage accessed via up & over door with power, light and courtesy door to rear garden.

### **Parking:**

There is a driveway located to the front of the garage allowing parking for one vehicle.

## Property Info

### **Directions:**



### **Council Tax Band:**

**A** (approximately £1014.03 per annum based on 2 adults residing at the property)

### **Energy Performance Graph:**

Awaiting File.

## Lease Information

### **Length of Lease:**

Approximately 73 years remaining.

### **Maintenance/Service Charges/Ground Rent:**

£150.00 per annum.

**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.

**Estate agency act of 1978:** we are obliged to let you know that the seller of this property is related to a member of staff of Hillyards Estate Agents.