

hillyards.



Hillyards Estate Agents are pleased to offer to the market this well presented one bedroom ground floor apartment on the south side of Aylesbury. These properties make ideal first time or investment purchases and this is offered with no upper chain. Accommodation consists of communal entrance hall, open plan living/kitchen, bedroom and shower room. The property is in excellent order throughout and an internal viewing comes highly recommended.

£119,950 Leasehold

Eden Close, Aylesbury, Buckinghamshire. HP21 9UD

Ground Floor

Communal Entrance:

Enter via front door, door to apartment.

Open Plan Living/Kitchen:

18'2 x 9'0 (max) (5.54m x 2.74m)

Lounge Area:

UPVC double glazed box bay window to front aspect, electric heater, television & telephone points, door to bedroom, open plan to kitchen area.

Kitchen Area:

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 electric oven and four ring hob with cooker hood over, built-in washing machine and fridge, door to shower room.

Bedroom:

10'5 - 7'5 x 8'0 (3.18m - 2.26m x 2.44m)



UPVC double glazed window to front aspect, electric heater.

Shower Room:

A three piece white suite consisting of shower cubicle, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas.

Exterior

Parking:

Use of parking bays surrounding the block.

Property Info

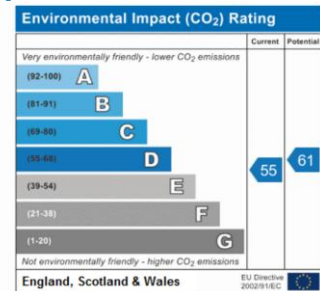
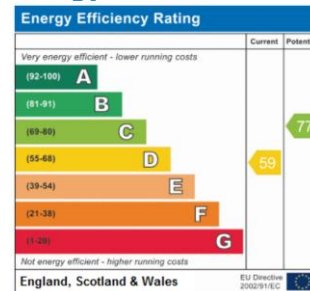
Directions:



Council Tax Band:

A (approximately £760.50 per annum based on 1 adult residing at the property)

Energy Performance Graph:



Lease Information

Length of Lease:

125 year lease starting from 1983.

Maintenance/Service Charges/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.