

hillyards.

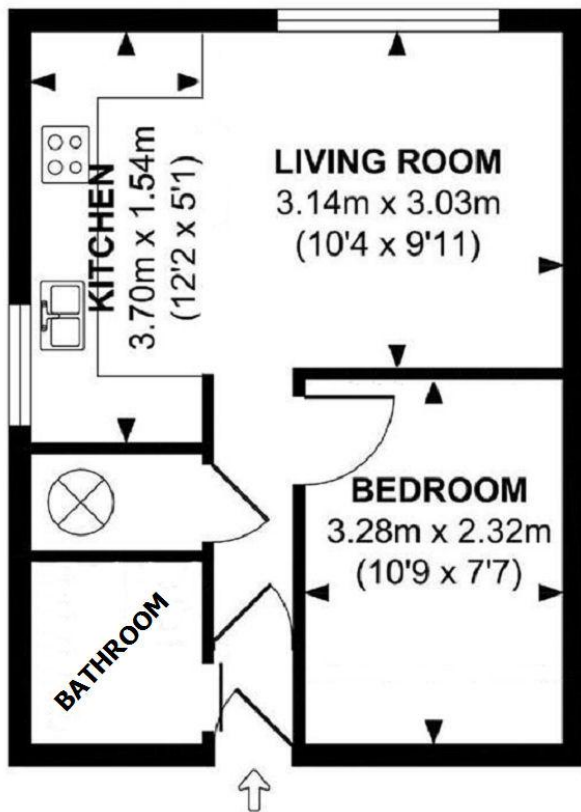


Hillyards Estate Agents are pleased to bring to the market this refurbished top floor apartment which would make an ideal buy-to-let purchase. The property currently has a tenant and accommodation offers entrance hall, open plan living & kitchen area, bedroom and bathroom. Other benefits include no upper chain, allocated parking, UPVC double glazing and amenities close by. A viewing comes highly recommended.

£119,950 Leasehold

Selwyn Court, Long Meadow, Aylesbury, Bucks. HP21 7EQ

Floor Plan



Accommodation

Communal Entrance

Entrance Hall

Lounge Area

10'4 x 9'11 (3.15m x 3.02m)

Kitchen Area

12'2 x 5'1 (3.71m x 1.55m)

Bedroom

10'9 x 7'7 (3.28m x 2.31m)

Bathroom

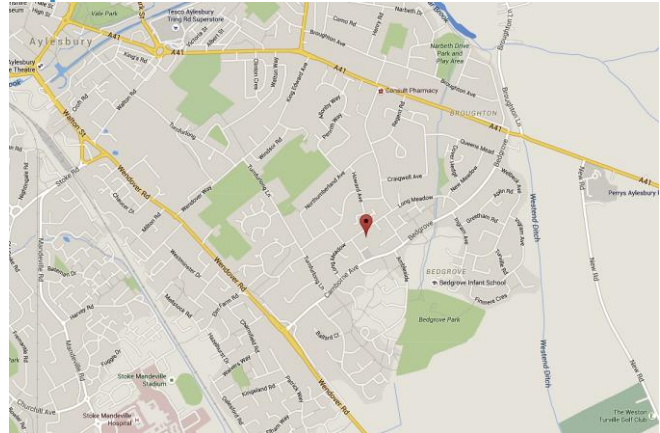
Exterior

Communal Gardens

Allocated Parking

Property Info

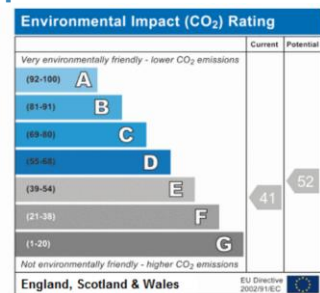
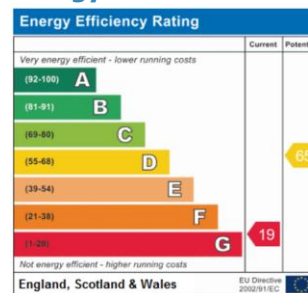
Map



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:

A 999 year lease from new.

Maintenance/Service Charges/Ground Rent:

Approximately £59.00 per month.

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.

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.