

hillyards.

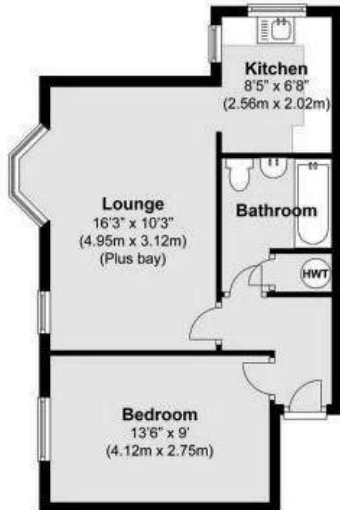


Hillyards are offering this well presented one bedroom ground floor flat located on the popular south side of Aylesbury within walking distance to the town centre and mainline railway station. The accommodation consists of communal entrance hall, hallway, lounge/diner, modern refitted kitchen, bedroom and refitted bathroom as well as allocated parking and UPVC double glazing. The property is offered with no onward chain and currently has a tenant paying £600 per month.

£155,000 Leasehold

Poets Chase, Aylesbury, Buckinghamshire. HP21 7LP

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

Accommodation

Communal Entrance

Entrance Hall

Lounge/Diner 16'3 x 10'3 (4.95m x 3.12m)

Kitchen 8'5 x 6'8 (2.56m x 2.02m)

Bedroom 1 13'6 x 9'0 (4.12m x 2.75m)

Bathroom

Parking

There one allocated parking bay situated to the front of the block.

Lease Information

This property comes with a share of the freehold.

Length of Lease

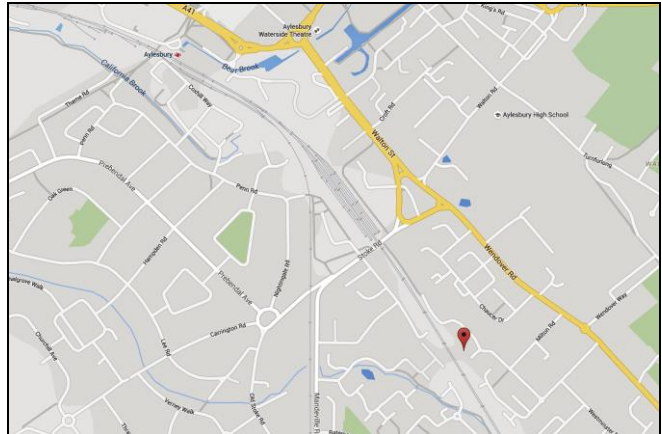
Approximately 990 years remaining.

Maintenance/Service Charges

Approximately £669.60 per year.

Property Information

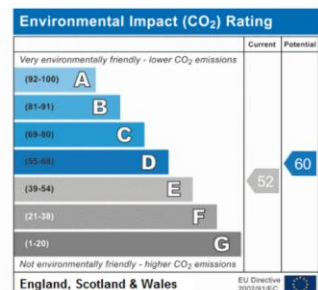
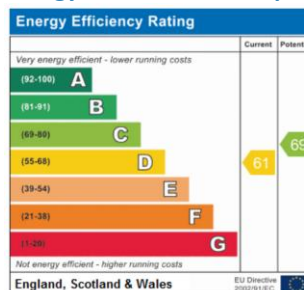
Map



Council Tax Band

B (approximately £1183.03 per annum based on 2 adults residing at the property)

Energy Performance Graph



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.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

