

AWAITING
VENDORS
APPROVAL

hillyards.

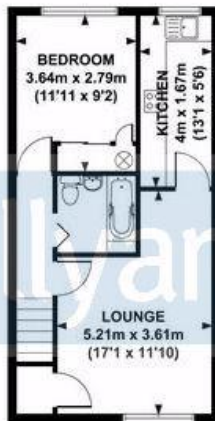


Hillyards are pleased to offer this well presented one bedroom top floor maisonette situated on a quiet green on the popular Hartwell development. The property is an ideal purchase for first time or investment buyers and offers accommodation consisting of entrance hall, lounge, refitted kitchen, double bedroom and refitted bathroom as well as allocated parking. Other benefits include long lease and minimal charges.

£149,950 Leasehold

Upper Abbots Hill, Aylesbury, Buckinghamshire. HP19 7SD

Floor Plan



FIRST FLOOR

GROSS INTERNAL AREA (Approx) 457 sq.ft / 43 sq.m
FOR IDENTIFICATION ONLY-NOT TO SCALE

Ground Floor

Entrance Hall:

Enter via UPVC double glazed front door, wood effect laminate flooring, stairs rising to first floor.

First Floor

Landing:

Stairs rising from ground floor, access to loft via ceiling inset hatch, wood effect laminate flooring, doors to bedroom, bathroom and lounge.

Lounge:

17'1 - 12'1 x 11'10 (5.21m - 3.68m x 3.61m)
UPVC double glazed window to front aspect, electric storage heater, wood effect laminate flooring, built-in storage cupboard, door to kitchen.

Kitchen:

13'2 x 5'5 (4.01m x 1.65m)
A range of refitted wall and base level units with beech effect roll top work surfaces and tiled splashbacks, inset sink and drainer unit with mixer tap, space for cooker with built-in hood over, space and plumbing for washing machine, space for upright fridge/freezer, built-in shelved airing cupboard/pantry, ceramic tiled floor, UPVC double glazed window to rear aspect.

Bedroom 1:

12'0 - 9'8 x 9'2 (3.66m - 2.95m x 2.79m)
UPVC double glazed window to rear aspect, electric storage heater, built-in wardrobe with a range of hanging and shelved storage space, access to shelved airing cupboard.

Bathroom:

A refitted three piece suite consisting of panel bath with independent shower over, low-level w/c and pedestal hand wash basin, fully tiled walls, extractor fan, ceramic tiled floor, wall mounted electric heater.

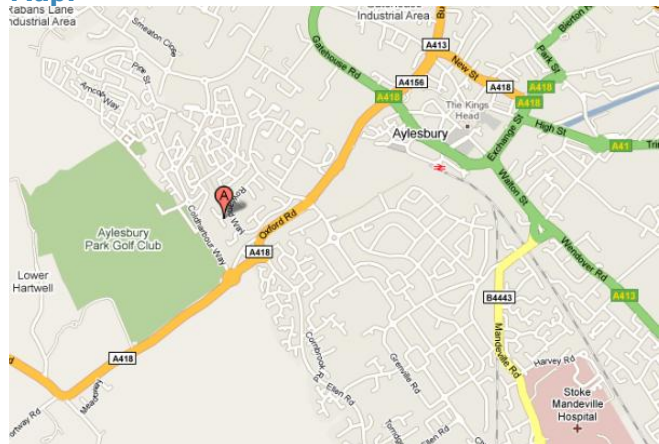
Exterior

Parking:

One allocated parking bay to the side of the property with use of various visitor bays.

Property Info

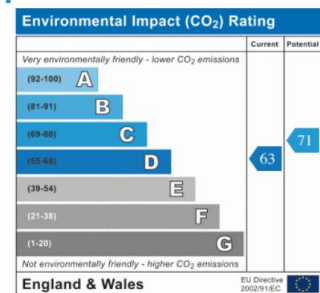
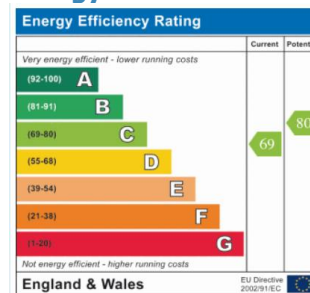
Map:



Council Tax Band:

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

Energy Performance Graph:



Lease Information

Length of Lease:

999 years from new

Maintenance/Service Charges/Ground Rent:

Peppercorn Lease

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.

Floor plan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floor plans, 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.