

hillyards.



Hillyards are pleased to offer this stunning ground floor apartment situated on the outskirts of Aylesbury town centre. The property is being offered with no upper chain and would make an ideal first time or investment purchase. Accommodation consists of entrance hall, lounge, kitchen, bedroom and bathroom as well as private garden, allocated parking, UPVC double glazing and gas central heating.

£159,950 Leasehold

Bierton Road, Aylesbury, Buckinghamshire. HP20 1EJ

Accommodation

Entrance Hall

Lounge 12'5 x 11'0 (3.78m x 3.35m)

Kitchen 8'11 x 7'10 (2.72m x 2.39m)

Bedroom 12'0 x 10'10 (3.66m x 3.30m)

Bathroom

Private Garden

There is a private garden located to the rear which is part decked and part gravelled.

Parking

There one allocated parking bay situated to the rear of the property and accessed via a service road.

Lease Information

Length of Lease

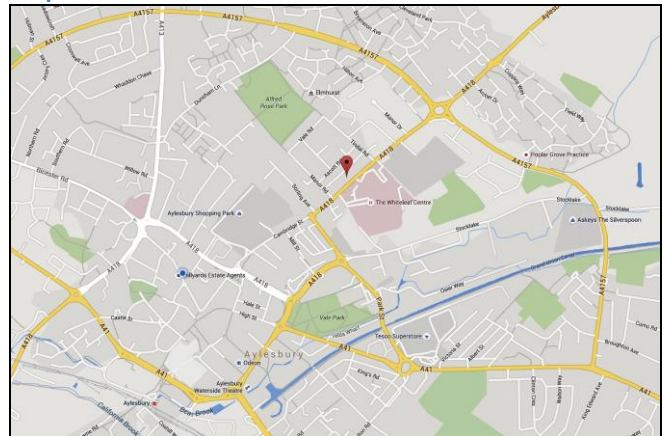
Approximately 96 years remaining.

Maintenance/Service Charges/Ground Rent

Approximately £150.00 per year.

Property Information

Map



Council Tax Band

A (approximately £760.52 per annum based on 1 adult residing at the property)

Energy Performance Graph

Awaiting file

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.

