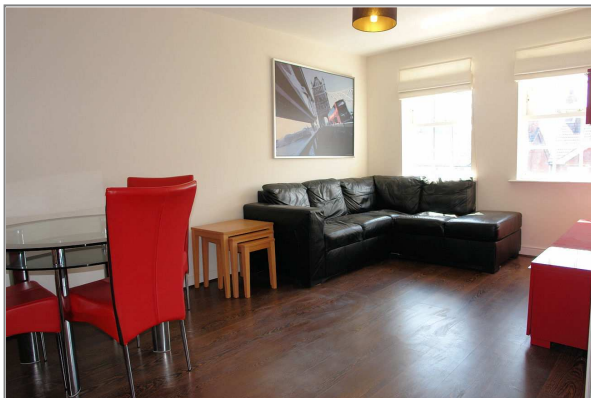


AWAITING
VENDORS
APPROVAL

hillyards.



This two bedroom top floor apartment is situated in a sought after development close to Aylesbury town centre and main line train station. Accommodation consists of entrance hall, lounge/diner, kitchen, two bedrooms with en-suite to master and family bathroom. Other benefits include gas central heating, double glazing, allocated parking and no upper chain. A viewing come highly recommended.

£185,000 Leasehold

Florey Gardens, Aylesbury, Buckinghamshire. HP20 1RW

Ground Floor

Communal Entrance:

Enter via security locked front door, stairs rising to all floors, door to apartment.

Second Floor

Entrance Hall:

Enter via front door, radiator, wood effect laminate flooring, storage cupboard, access to loft via ceiling inset hatch, doors to lounge, bedrooms and bathroom.

Lounge/Diner:

15'8 x 9'9 (4.78m x 2.97m)



Two UPVC double glazed windows to front aspect, radiator, telephone and television points, wood effect laminate flooring, opening to kitchen.

Kitchen:

9'10 x 6'2 (3m x 1.88m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and four ring hob with cooker hood over, built-in washing machine, space for fridge freezer, wall mounted central heating boiler, wood effect laminate flooring.

Bedroom 1:

16'5 x 9'6 (5m x 2.90m)

Two UPVC double glazed windows to front aspect, two radiator, wood effect laminate flooring, door to en-suite.

En-suite Bathroom:

A three piece white suite consisting of shower, hidden cistern w/c and wash hand basin with mixer tap, tiling to water sensitive areas, extractor fan, wall mounted heater.

Bedroom 2:

8'8 x 7'5 (2.64m x 2.26m)

UPVC double glazed window to front aspect, radiator.

Bathroom:

A three piece white suite consisting of panel bath with mixer tap and independent shower over and glass screen, hidden cistern w/c and wash hand basin with mixer tap, tiling to water sensitive areas, heated towel rail, extractor fan.

Exterior

Communal Gardens:

There are well kept communal gardens surrounding the development maintained by the management company.

Parking:

There is one allocated parking bay located to the front of the block.

Property Info

Directions:



Council Tax Band:

C (approximately £1281.61 per annum based on 2 adults residing at the property)

Energy Performance Graph:

Awaiting File.

Lease Information

Length of Lease:

118 years remaining.

Maintenance/Service Charges:

Approximately £80.00 per month.

Ground Rent:

Approximately £250.00 per year.

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.