

AWAITING  
VENDORS  
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to bring to the market this spacious duplex apartment situated on the Southside of Aylesbury. The property is located just a short walk from the town centre and main line railway station making it an ideal purchase for investment buyers. Accommodation consists of entrance hall, lounge, kitchen, two double bedrooms and bathroom as well as being offered with no upper chain.

**£129,950 Leasehold**

Winchester House, Bishops Walk, Aylesbury, Bucks. HP21 7LD

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## Ground Floor

### Entrance Hall:

Enter via UPVC double glazed front door, UPVC double glazed windows to front aspect, electric heater, wood effect laminate flooring, stairs rising to first floor, doors to kitchen and lounge/diner.

### Lounge/Diner:

14'1 x 12'11 (4.29m x 3.94m)

UPVC double glazed window to rear aspect, electric heater, wood effect laminate flooring, television point.

### Kitchen:

9'11 x 7'5 (3.02m x 2.26m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset sink and drainer unit with mixer tap, spaces for cooker, fridge/freezer and plumbing for washing machine (all included), access to under stair storage cupboard, extractor fan, UPVC double glazed window to front aspect.

## First Floor

### Landing:

Stairs rising from ground floor, wood effect laminate flooring, doors to all first floor accommodation.

### Bedroom 1:

14'1 x 11'8 (4.29m x 3.56m)

UPVC double glazed window to rear aspect, electric heater, three built-in wardrobes providing a range of hanging and shelved storage space, wood effect laminate flooring.

### Bedroom 2:

11'2 x 8'3 (3.40m x 2.51m)



UPVC double glazed window to rear aspect, electric heater, built-in wardrobe providing a range of hanging and shelved storage space, wood effect laminate flooring.

### Bathroom:

A three piece white suite consisting of panel bath with independent shower over, pedestal wash hand basin and low-level w/c, tiling to water sensitive areas, tiled floor, UPVC double glazed window to front aspect.

## Exterior

### Communal Gardens:

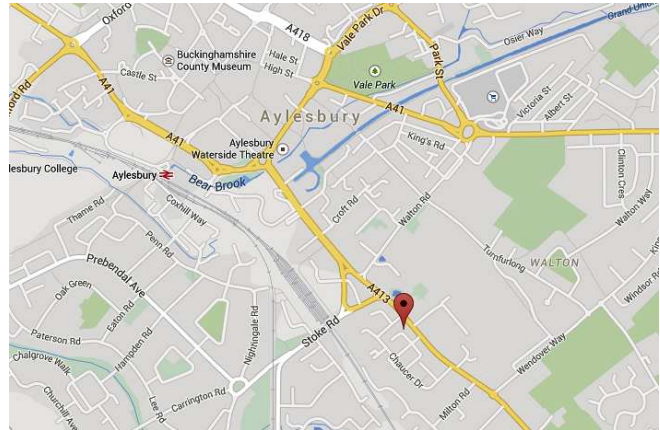
There are communal gardens surrounding the block maintained by the management company.

### Parking:

There is on street parking to the front and side of the property.

## Property Info

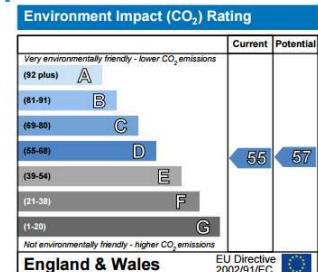
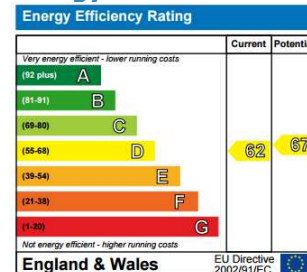
### Directions:



### Council Tax Band:

C (approximately £1014.03 per annum based on 2 adults residing at the property)

## Energy Performance Graph:



## Lease Information

### Length of Lease:

58 years remaining on the lease.

### Maintenance/Service Charges:

£88.55 per month.

### Ground Rent:

£48.00 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.