

hillyards.



Hillyards are pleased to offer this immaculate apartment situated on the popular Fairford Leys area of Aylesbury. The property makes an ideal purchase for investment or first time buyers as it is being offered with no onward chain. Accommodation consists of entrance hall via communal entrance, lounge/diner, fitted kitchen, two bedrooms with en-suite to master and bathroom. Other benefits include UPVC double glazing, gas central heating and allocated parking.

£179,950 Leasehold

Kingsgate, Aylesbury, Buckinghamshire. HP19 8GG

Ground Floor

Communal Entrance:

Enter via security locked front door, stairs rising to first floor, door to apartment.

First Floor

Entrance Hall:

Enter via front door, UPVC double glazed window to rear aspect, radiator, security entry phone, doors to lounge/diner, bedrooms and bathroom.

Lounge/Diner:

16'5 x 11'4 (5m x 3.45m)

UPVC double glazed windows to dual aspect, two radiators, telephone and television points, door to kitchen.

Kitchen:

9'11 x 5'9 (3.02m x 1.75m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset sink and drainer unit with mixer, integrated electric oven and four ring gas hob with cooker hood over, space and plumbing for washing machine, space for upright fridge/freezer, wall mounted central heating boiler, radiator, UPVC double glazed window to side aspect.

Bedroom 1:

12'10 x 9'5 (3.91m x 2.87m)

UPVC double glazed window to front aspect, two radiators, telephone and television points, door to en-suite.

En-suite:

A three piece white suite consisting of shower cubicle, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, extractor fan, tiled flooring, radiator.

Bedroom 2:

10'6 x 8'2 (into wardrobe) (3.20m x 2.49m)

UPVC double glazed window to front aspect, radiator, two built-in wardrobes providing a range of hanging and shelved storage space.

Bathroom:

A three piece white suite consisting of panel bath with mixer tap and shower attachment, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, radiator, shaver point, extractor fan, UPVC double glazed window to rear aspect.

Exterior

Parking:

There is one allocated parking bay located to the rear of the block with use of visitor bays.

Property Info

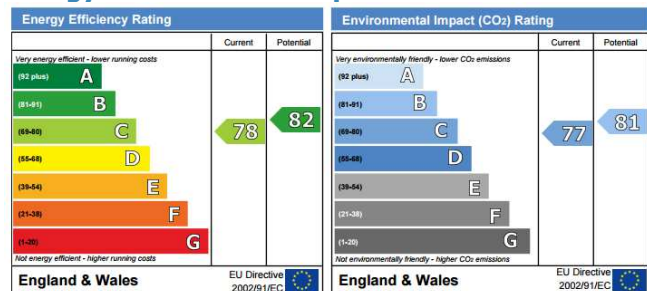
Directions:



Council Tax Band:

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

Energy Performance Graph:



Lease Information

Length of Lease:

A 125 year lease starting from 1st January 2000.

Maintenance/Service Charges:

Approximately £80.00 per month.

Ground Rent:

Approximately £150.00 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.

Floorplan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floorplans, 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.