

hillyards.



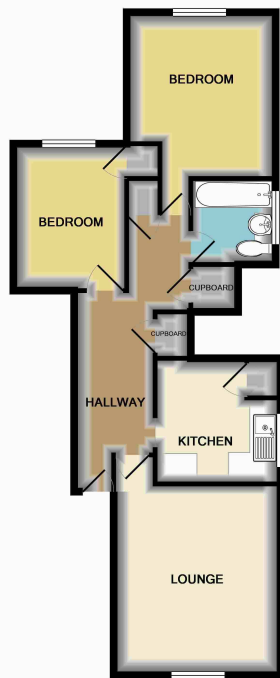
An extremely spacious two bedroom ground floor maisonette situated within easy reach of Aylesbury's town centre and main line train station. The property offers versatile living accommodation briefly comprising entrance hall, lounge, kitchen, two double bedrooms and family bathroom. Other property benefits include garage and allocated parking, courtyard style rear garden, recently replaced UPVC double glazing and gas central heating. An internal viewing comes highly recommended.

£149,950 Fixed Price

Havelock Court, Havelock Street, Aylesbury, Bucks. HP20 2NU

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Floor Plan



Ground Floor

Entrance Hall:

Enter via storm porch covered UPVC double glazed front door, radiator, wood effect laminate flooring, three built-in storage cupboards providing a range of hanging and shelved storage space, doors to all accommodation.

Lounge:

13' x 11'3 (3.96m x 3.43m)

UPVC double glazed window to front aspect, radiator, wood effect laminate flooring, telephone and television points.

Kitchen:

8'7 x 8'6 (2.62m x 2.59m)

A range of wall and base level units with roll top work surfaces, inset 1½ bowl sink and drainer unit with mixer tap, spaces for gas cooker, fridge freezer & washing machine, wall mounted gas central heating boiler, built-in storage cupboard, wood effect laminate flooring, UPVC double glazed window to side aspect.

Bedroom 1:

11'3 x 10'11 (3.43m x 3.33m)

UPVC double glazed window to rear aspect, radiator, wood effect laminate flooring.

Bedroom 2:

9'11 x 7'9 (3.02m x 2.36m)

UPVC double glazed window to rear aspect, radiator, wood effect laminate flooring.

Bathroom:

A three piece white suite consisting of panel bath with independent shower over, low-level w/c and wash hand basin, fully tiled walls, radiator, UPVC double glazed window to side aspect.

Exterior

Rear Garden:

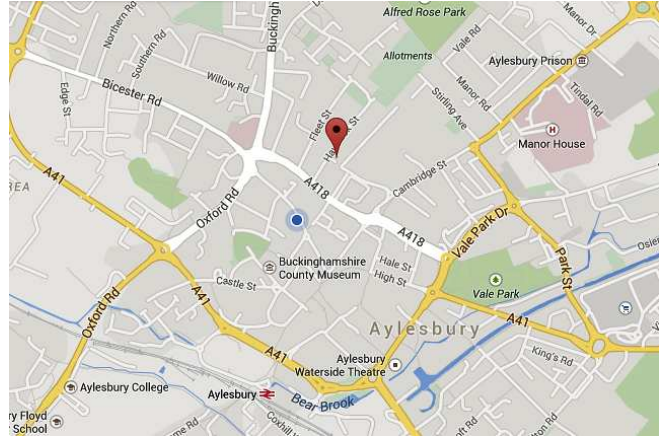
There is a open plan private garden to the rear of the property that could be fenced off for extra privacy.

Garage/Parking:

There is a single garage located to the rear of the property with parking in front for one vehicle.

Property Info

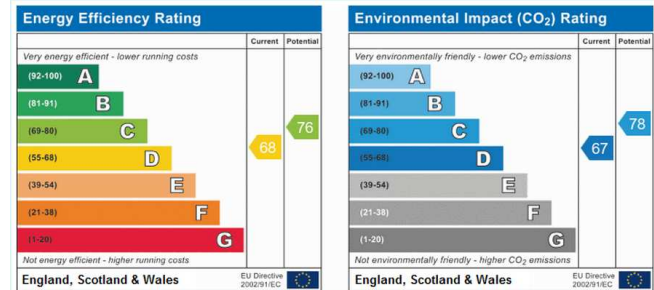
Directions:



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:

A 99 year lease starting from 1964.

Maintenance/Service Charges/Ground Rent:

Approximately £600.00 per year which includes buildings insurance.

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.

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