

hillyards.



Hillyards Estate Agents are pleased to offer this very well presented this ground floor maisonette situated on this popular Berryfields development. The property is located just a short walk from Aylesbury Vale Parkway train station which runs a connection to central London in around 50 minutes. Accommodation consists of entrance hall, lounge, fitted kitchen, two bedrooms with en-suite to master and bathroom. Other benefits include two allocated parking spaces, UPVC double glazing and gas central heating.

£200,000 Fixed Price

Cow Ground, Aylesbury, Buckinghamshire. HP18 0GX

Floor Plan



Ground Floor

Entrance Hall:

Enter via UPVC double glazed front door, radiator, access to built-in storage cupboard, door to lounge.

Lounge:

16'10 x 11'4 (5.13m x 3.45m)

Two UPVC double glazed windows to front aspect, two radiators, telephone and television points, door to inner hallway, archway to kitchen.

Kitchen:

9'9 x 6' (2.97m x 1.83m)

A range of wall and base level units with roll top work surfaces and splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and four ring gas hob with cooker hood over, built-in washing machine, space for fridge/freezer, wall mounted central heating boiler, UPVC double glazed window to rear aspect.

Inner Hallway:

Door leading from lounge, radiator, doors to bedrooms and bathroom.

Bedroom 1:

13'5 x 8' (4.09m x 2.44m)

UPVC double glazed window to front aspect, radiator, 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, radiator, UPVC double glazed window to front aspect.

Bedroom 2:

9'7 x 6'10 (2.92m x 2.08m)

UPVC double glazed window to rear aspect, radiator, telephone point.

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, extractor fan, radiator, built-in storage cupboard, UPVC double glazed window to rear aspect.

Exterior

Front Garden:

There is an open plan lawned area to the front of the property.

Parking:

There are 2 allocated parking bays located to the rear of the property.

Property Info

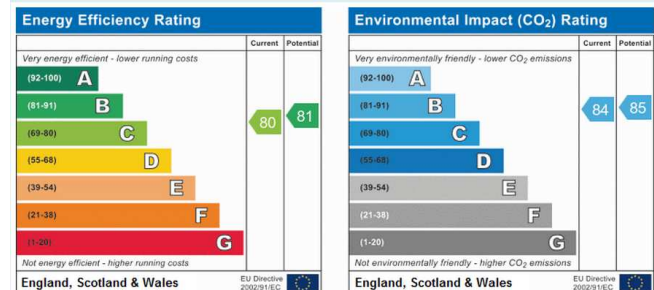
Directions:



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:

125 year lease from new.

Maintenance/Service Charges:

Approximately £319.68 per year.

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.

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.

5 Villiers Buildings, Buckingham Street, Aylesbury, Bucks. HP20 2LE

T: 01296 429999

F: 01296 429997

E: info@hillyardsestateagents.co.uk

www.hillyardsestateagents.co.uk