

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards Estate Agents are offering this spacious ground floor apartment that is situated within walking distance from Aylesbury town centre and main line station. The property will make an ideal first time or investment buy and consists of entrance hall via communal entrance, lounge, refitted kitchen, two bedrooms and refitted bathroom. Other benefits include garage and parking, UPVC double glazing, gas central heating and communal garden.

£162,500 Leasehold

Chaucer Drive, Aylesbury, Buckinghamshire. HP21 7LL

Ground Floor

Communal Entrance:

Enter via security locked front door, door to communal garden, front door to apartment.

Entrance Hall:

Enter via front door, radiator, two built-in storage cupboards, doors to all accommodation.

Lounge:

14'4 x 11'8 (4.37m x 3.56m)

UPVC double glazed window to front aspect, radiator, telephone and television points.

Kitchen:

9'3 x 6'10 (2.82m x 2.08m)

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, space and plumbing for washing machine and one further domestic appliance, tiled flooring, UPVC double glazed window to rear aspect.

Bedroom 1:

10'10 x 10'9 (3.30m x 3.28m)

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

Bedroom 2:

12'11 x 8'8 (3.94m x 2.64m)

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

Bathroom:



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

Exterior

Communal Garden:

There is a communal garden located to the rear of the property for use by residents.

Garage:

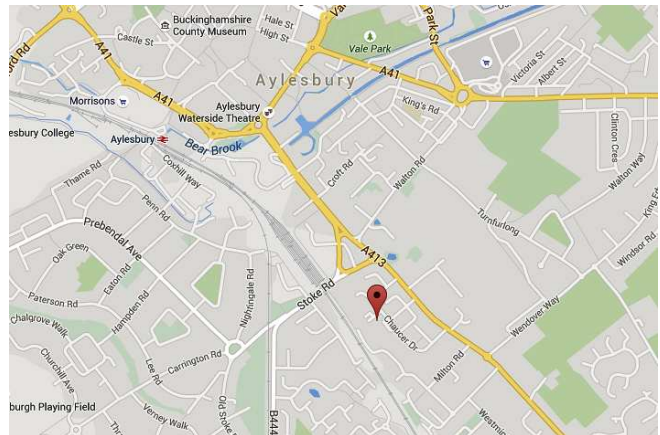
The property comes with a single garage located in a block to the front of the block.

Parking:

There is a communal parking area located to the front of the block.

Property Info

Directions:



Council Tax Band:

B (approximately £1183.03 per annum based on 2 adults residing at the property)

Energy Performance Graph:

Awaiting File.

Lease Information

Length of Lease:

999 year lease from new.

Maintenance/Service Charges:

Approximately £68.00 per month.

Ground Rent:

Approximately £25.00 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.