

hillyards.



Hillyards are offering this very well presented ground floor apartment for sale with no upper chain. The property has been fully refurbished in recent years and is situated in a development, close to Aylesbury town centre and main line railway station, that has also undergone extensive regeneration. Accommodation consists of entrance hall, lounge/diner, refitted kitchen, two bedrooms and refitted bathroom as well as UPVC double glazing and gas central heating.

£125,000 Leasehold

Shelley House, Wycliffe End, Aylesbury, Buckinghamshire. HP19 7XE

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Ground Floor

Communal Entrance:

Enter via security locked front door, door to apartment.

Entrance Hall:

Enter via UPVC front door, large built-in storage cupboard with power, airing cupboard, doors to bedrooms, bathroom and kitchen.

Kitchen:

11'9 x 6'9 (3.58m x 2.06m)

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 for fridge/freezer, opening to lounge/diner.

Lounge/Diner:

16'8 x 11'10 (5.08m x 3.61m)

Two UPVC double glazed full length windows to front aspect, UPVC double glazed window to side aspect, radiator, telephone and television points.

Bedroom 1:

16'8 x 5'10 (5.08m x 1.78m)

UPVC double glazed full length window to rear aspect, radiator, wardrobe area with hanging and shelved storage space.

Bedroom 2:

13'5 x 5'7 (4.09m x 1.70m)

UPVC double glazed full length window to rear aspect, radiator, wardrobe area with hanging and shelved storage space.

Bathroom:



A three piece white suite consisting of panel bath with mixer tap and shower attachment and screen, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, shaver point, wall mounted lights, extractor fan, radiator.

Exterior

Communal Gardens:

There are well kept communal gardens surrounding the development.

Parking:

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

Property Info

Directions:



Council Tax Band:

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

Energy Performance Graph:

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus)	
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(39-54)	
E	
(21-38)	
F	
(1-20)	
G	
Not energy efficient - higher running costs	
72	74
EU Directive 2002/91/EC	

Environment Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(39-54)	
E	
(21-38)	
F	
(1-30)	
G	
Not environmentally friendly - higher CO ₂ emissions	
71	72
EU Directive 2002/91/EC	

Lease Information

Length of Lease:

Approximately 96 years remaining.

Maintenance/Service Charges:

Approximately £210.00 per month. This charge includes all gas bills, electricity bills, buildings insurance, use of communal laundry room plus upkeep of communal areas and gardens.

Ground Rent:

Approximately £10.00 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.