

AWAITING
VENDORS
APPROVAL

hillyards.



A spacious top floor apartment located just off the Wendover Road within walking distance of Aylesbury's train station and town centre. The property would make an ideal investment purchase and is offered to the market with no upper chain. Accommodation consists of communal entrance, entrance hall, lounge/diner, fitted kitchen, two double bedrooms, bathroom with refitted white suite and garage.

£154,950 Leasehold

Bishops Walk, Aylesbury, Buckinghamshire. HP21 7LF

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Ground Floor

Communal Entrance:

Enter via front door, door to rear communal gardens, stairs rising to all floors.

First Floor

Entrance Hall:

Enter via front door, radiator, built-in storage cupboard, access to airing cupboard, wood effect laminate flooring, doors to all first floor accommodation.

Lounge:

14'3 x 12' (4.34m x 3.66m)

UPVC double glazed window to front aspect, radiator, wood effect laminate flooring, television point.

Kitchen:

9'2 x 7' (2.79m x 2.13m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset sink and drainer unit with mixer tap, integrated electric oven and four ring gas hob, space and plumbing for washing machine and dish washer, tiled flooring, ceiling inset down lighting, wall mounted central heating boiler, UPVC double glazed window to rear aspect.

Bedroom 1:

13'6 x 10'11 (4.11m x 3.33m)

UPVC double glazed window to front aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space, telephone and television points.

Bedroom 2:

12'3 x 8'10 (3.73m x 2.69m)

UPVC double glazed window to rear aspect, radiator.

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, fully tiled walls, ceiling inset down lighting, radiator, UPVC double glazed window to rear aspect.

Exterior

Communal Garden:

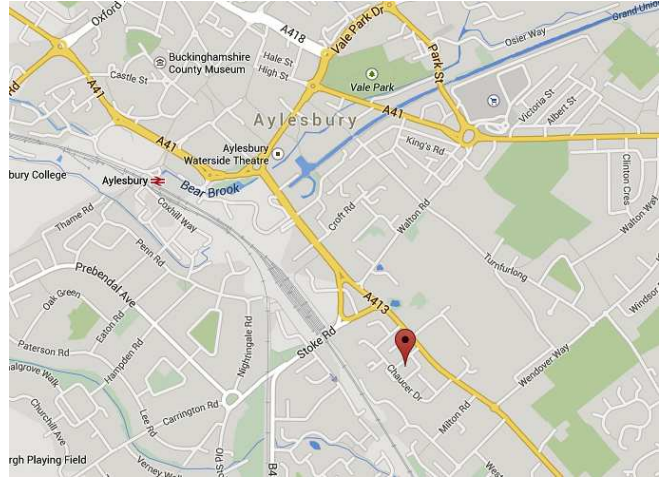
There is a communal garden located to the rear of the block.

Garage:

There is a single garage located to the rear of the block.

Property Info

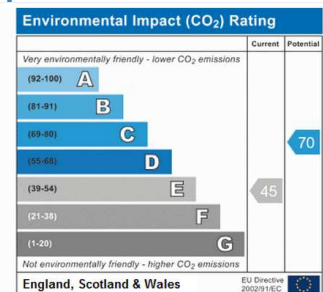
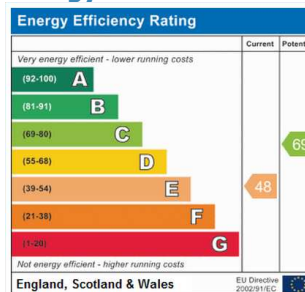
Directions:



Council Tax Band:

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

Energy Performance Graph:



Lease Information

Length of Lease:

Approximately 90 years remaining.

Maintenance/Service Charges:

Approximately £100.00 per Annum

Ground Rent:

Approximately £100.00 per Annum

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.