

AWAITING
VENDORS
APPROVAL

hillyards.



This stunning two bedroom ground floor apartment is located in a popular modern development in Aylesbury town centre. It is situated just a short walk from the train station making the property an ideal residential or investment purchase. Accommodation consists of entrance hall, lounge/diner, fitted kitchen, two bedrooms with en-suite to master bedroom and family bathroom. Other benefits include gated underground parking, well kept communal areas and no upper chain.

£186,500 Leasehold

Viridian Square, Aylesbury, Buckinghamshire. HP21 7FX

Ground Floor

Communal Entrance:

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

Entrance Hall:

Security entry video phone, electric convector heater, storage/airing cupboard with hanging rail, doors to lounge/diner, bedrooms and bathroom.

Lounge/ Diner:

18'6 x 11'8 (5.64m x 3.56m)

UPVC double glazed windows to rear and side aspects, television and telephone points, two electric convector heaters, arch way leading to kitchen.

Kitchen:

8'0 x 8'0 (2.44m x 2.44m)

A range of base and eye level wall units with roll top work surface and splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, built in oven and hob with extractor fan over, built in fridge/freezer, space for washing machine, tiled floor.

Bedroom 1:

14'7 x 8'3 (4.44m x 2.51m)



UPVC double glazed window to rear aspect, television and telephone points, electric convector heater, door to en-suite.

En-suite:

A three piece white suite consisting of double width shower cubical, hand basin and low level w/c, ceramic tiling to splash sensitive areas, tiled floor, extractor fan, heated towel rail, shaver point.

Bedroom 2:

11'3 x 6'1 (3.43m x 1.85m)

UPVC double glazed window to rear aspect and electric convector heater.

Bathroom:

A three piece white suite consisting of panelled bath with mixer tap and shower attachment, hand basin and low level w/c, ceramic tiling to splash sensitive areas, tiled floor, extractor fan and heated towel rail.

Exterior

Parking:

One allocated secure parking space located in underground parking area.

Property Info

Directions:



Council Tax Band:

C (approximately £1281.61 per annum based on 2 adults residing at the property)

Energy Performance Graph:

Awaiting File.

Lease Information

Length of Lease:

996 years remaining

Maintenance/Service Charges:

£78.00 per month

Ground Rent:

£200.00 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.