

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to offer to the market this top floor apartment situated just a short walk to Aylesbury town centre and adjacent to the main line railway station. Accommodation includes entrance hall via communal entrance, lounge/diner, kitchen, two bedrooms, bathroom and en-suite shower room. Other benefits include allocated parking, UPVC double glazing, gas central heating and no upper chain.

£177,000 Leasehold

Masters House, Coxhill Way, Aylesbury, Buckinghamshire. HP21 8FL

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Ground Floor

Communal Entrance:

Enter via security locked door, stairs and lift to all floors.

Third Floor

Entrance Hall:

Enter via front door, two built in storage cupboards, security entrance phone, access to loft via ceiling inset hatch, doors to lounge, bedrooms and bathroom.

Lounge/Diner:

14'4 x 12'11 (4.37m x 3.94m)

UPVC double glazed window to front aspect, UPVC double glazed French doors to Juliette balcony, radiator, telephone and television points, door to kitchen.

Kitchen:

14'4 x 6'2 (4.37m x 1.88m)

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 gas hob with cooker hood over, space and plumbing for washing machine and one further domestic appliance, ceiling inset down lighting, radiator, UPVC double glazed window to side aspect.

Bedroom 1:

16'2 x 8'10 (4.93m x 2.69m)

UPVC double glazed window to front aspect, radiator, built-in wardrobes, telephone and television points, door to en-suite.

En-suite:

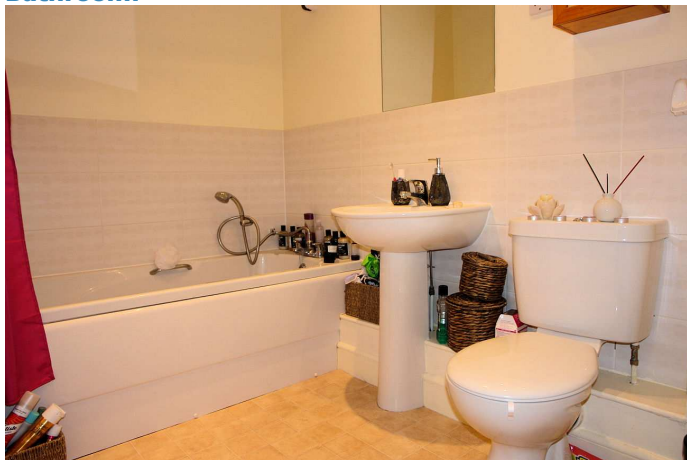
A three piece white suite consisting of double shower cubicle, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, extractor fan, shaver point, ceiling inset down lighting, UPVC double glazed window to front aspect.

Bedroom 2:

9'11 x 7'8 (3.02m x 2.34m)

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

Bathroom:



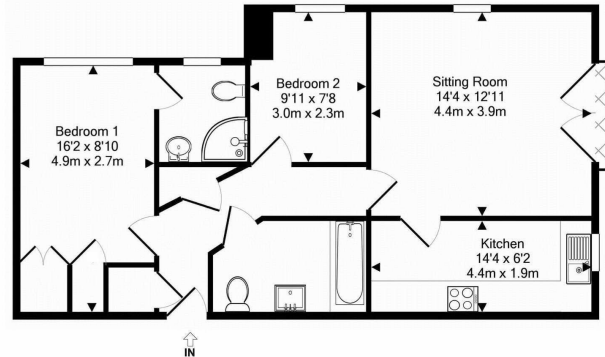
A three piece white suite consisting of panel bath with mixer tap and shower attachment, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, extractor fan, shaver point, ceiling inset down lighting.

Exterior

Parking:

Secure covered parking space plus use of visitor bays.

Floor Plan

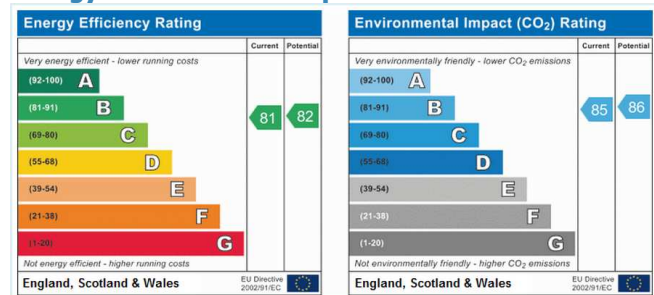


Property Info

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:

999 year lease from new.

Maintenance/Service Charges:

Approximately £80.00 per month.

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.