

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards are pleased to offer to the market this spacious apartment located in a central location and within easy reach of the town centre and main-line railway station. The property is currently being let out for £670.00 per month and comes with a share of the freehold. Accommodation consists of entrance hall via communal entrance, 24ft lounge, fitted kitchen, two double bedrooms and bathroom. A viewing come highly recommended to truly appreciate this property.

£190,000 Leasehold

Granville Place, Aylesbury, Buckinghamshire. HP20 2JS

Ground Floor

Communal Entrance:

Enter via security locked door, stairs rising to first floor, door to apartment.

First Floor

Entrance Hall:

Radiator, solid wood flooring, airing cupboard housing central heating boiler, telephone point, doors to lounge, bedrooms and bathroom.

Lounge:

24'2 x 11'5 (7.37m x 3.48m)

Windows to front, side and rear aspects, three radiators, three wall mounted lights, telephone and television points, security entrance phone, solid wood flooring, coving to ceiling, opening to kitchen.

Kitchen:

10'8 x 7'10 (3.25m x 2.39m)

A range of wall and base level units with beech effect roll top work surfaces and mosaique tiled splash backs, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and four ring gas hob with hood over, space and plumbing for washing machine, space for fridge/freezer, breakfast bar, tiled flooring, doors to Juliet balcony.

Bedroom 1:

14' x 9'3 (4.27m x 2.82m)

Windows to front and side aspect, radiator, telephone and television points.

Bedroom 2:

10'8 x 7'7 (3.25m x 2.31m)

Window to front aspect, radiator, television point.

Bathroom:

A three piece white suite consisting of panel bath with telephone mixer tap and shower attachment, low-level w/c and pedestal hand wash basin, fully tiled walls, extractor fan, heated towel rail.

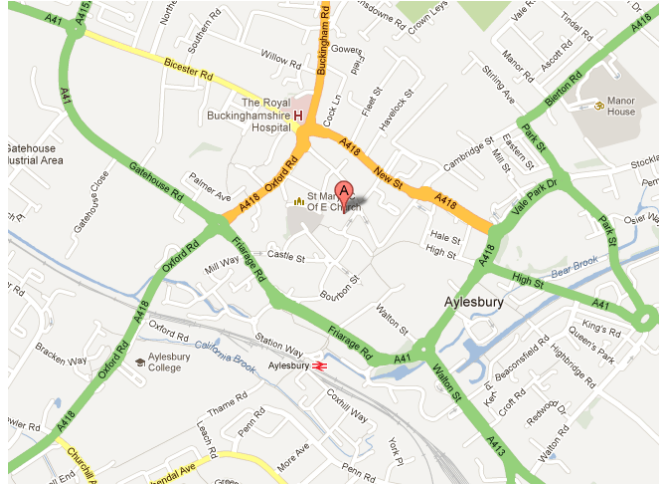
Exterior

Parking:

On street residents permit parking.

Property Info

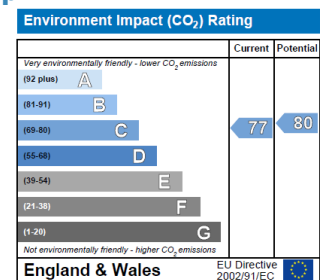
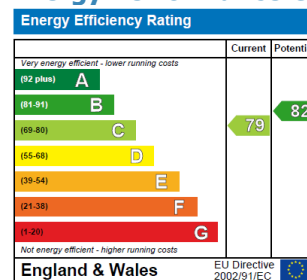
Directions:



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:

Approximately 112 years remaining.

Maintenance/Service Charges:

Approximately £30.00 per month.

Ground Rent:

Peppercorn ground rent.

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.