

Awaiting
Vendor
Approval

hillyards.

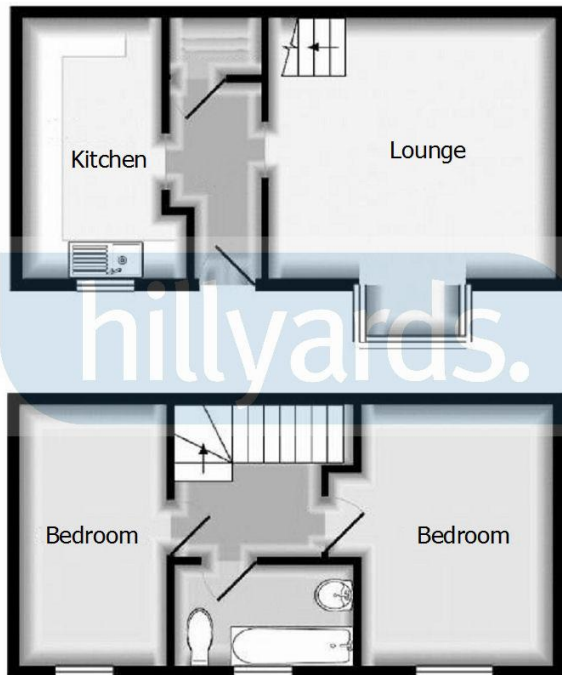


Hillyards are pleased to offer this very well presented and spacious first floor apartment situated on the Hillyards Estate Agents are pleased to offer this well presented two bedroom property situated in a cul-de-sac on the popular Willows development. The accommodation briefly consists of entrance hall, living room, fitted kitchen, landing, two bedrooms, modern bathroom as well as allocated parking and open plan front garden, UPVC double glazing and gas central heating. A viewing comes highly recommended.

£199,950 Freehold

Iris Close, Aylesbury, Buckinghamshire. HP21 8YZ

Floor Plan



Accommodation

Entrance Hall

Lounge/Diner

12'7 x 11'8 (3.84m x 3.56m)

Kitchen

11'8 x 6'6 (3.56m x 1.98m)

Bedroom 1

11'8 x 9'4 (33.56m x 2.84m)

Bedroom 2

11'8 x 6'8 (3.56m x 2.03m)

Bathroom

Exterior

Garden

There is an enclosed garden to the front of the property.

Parking

There is allocated parking to the front of the property.

Property Info

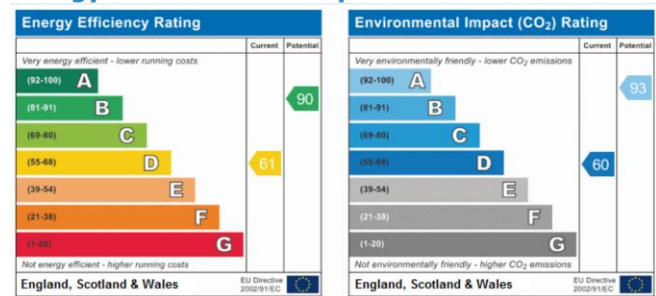
Map:



Council Tax Band:

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

Energy Performance Graph:



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.