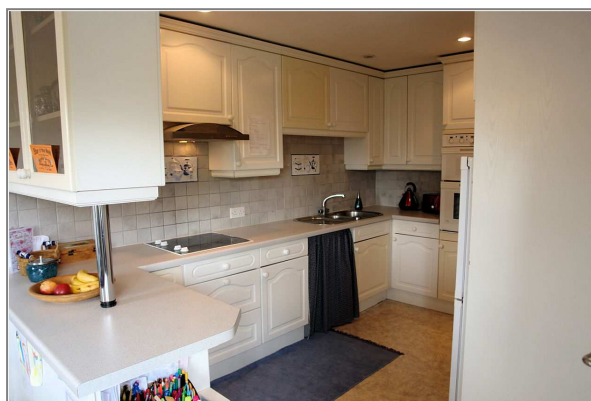


AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards are offering this very spacious split level apartment located in this development that has recently undergone a major refurbishment. The property is situated close to local amenities and offers accommodation consisting of entrance hall via communal entrance, lounge, separate dining area, kitchen, utility room, guest cloakroom, three bedrooms and bathroom as well as roof terrace, UPVC double glazing and gas central heating. An internal viewing comes highly recommended.

£155,000 Leasehold

Walton Court Centre, Aylesbury, Buckinghamshire. HP21 8TJ

Ground Floor

Communal Entrance:

Enter via security locked front door, access to communal gardens, stairwell leading to first floor and access to flat.

First Floor

Entrance Hall:

Enter via UPVC double glazed front door, access to loft via ceiling inset hatch, stairs to landing doors to bedrooms 2 & 3.

Bedroom 2:

15'1 x 7'6 (4.60m x 2.29m)

Two UPVC double glazed windows, radiator.

Bedroom 3:

8'7 x 7'5 (2.62m x 2.26m)

UPVC double glazed window, radiator.

Landing:

Stairs rising from entrance hall, radiator, airing cupboard, telephone point, doors to lounge, kitchen, utility room, bathroom and cloakroom.

Guest Cloakroom:

A two piece white suite consisting of hidden cistern w/c and wash hand basin, tiling to water sensitive areas, radiator, tiled floor.

Lounge:

14'5 x 12'7 (4.39m x 3.84m)

UPVC double glazed window, UPVC double glazed French doors to roof terrace, radiator, television point, gas fire, door to kitchen.

Kitchen:

11'6 x 8'9 (3.51m x 2.67m)

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 hob with cooker hood over, spaces for fridge/freezer and one further domestic appliance, ceiling inset down lighting, door to landing, open to dining area.

Dining Area:

10'4 x 8'3 (3.15m x 2.51m)

UPVC double glazed windows to dual aspect, radiator.

Utility Room:

5'6 x 5' (1.68m x 1.52m)

Wall mounted cupboards, space and plumbing for washing machine, access to loft via ceiling inset hatch.

Bedroom 1:

12'7 x 8'11 (3.84m x 2.72m)

UPVC double glazed window, radiator.

Bathroom:

A three piece white suite consisting of panel bath with independent shower over, low-level w/c and wash hand basin, tiling to water sensitive areas, extractor fan, radiator.

Exterior

Roof Terrace:

A private roof terrace enclosed by brick wall and metal railings measuring in excess of 11ft x 7ft.

Communal Gardens:

There is a well kept communal garden located in the centre of the development for use by residents.

Parking:

There is a communal parking area located to the front of the development.

Property Info

Directions:



Council Tax Band:

A (approximately £1014.03 per annum based on 2 adults residing at the property)

Energy Performance Graph:

Awaiting File.

Lease Information

Length of Lease:

Approximately 98 years remaining.

Maintenance/Service Charges/Ground Rent:

Approximately £675 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.