

hillyards.



Hillyards are pleased to bring to the market this three bedroom luxury apartment that is located in Aylesbury town centre and in close proximity to the main line train station. The property has a tenant in situ currently paying £850 per month and accommodation consists of entrance hall, 21ft lounge/diner with Juliette balcony, separate kitchen with built in appliances, master bedroom with en-suite, two further bedrooms and family bathroom. Other benefits include security entry system, covered & secure gated parking, UPVC double glazing and a 990 year lease.

£220,000 Leasehold

Stanton House, Coxhill Way, Aylesbury, Buckinghamshire. HP21 8FW

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Ground Floor

Communal Entrance Hall:

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

Second floor

Communal landing:

Stairs and lift rising from ground floor, door to apartment.

Entrance Hall:

Storage cupboard, airing cupboard, wall mounted convector heater, smoke alarm, security entry phone, ceiling inset sky light window, doors to all rooms.

Lounge/Diner:

21'8 x 12'6 (6.60m x 3.81m)

UPVC double glazed window to rear aspect, UPVC double glazed patio doors leading to Juliette balcony, two wall mounted convector heaters, television and telephone points.

Kitchen:

11'5 x 7'3 (3.48m x 2.21m)

A range of fitted base and wall level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and 4 ring hob with extractor fan over, built-in fridge/freezer, washing machine and dish washer.

Bedroom 1:

10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window to rear aspect, built-in double wardrobe, television and telephone points.

En-suite:

A three piece white suite consisting of shower cubical, hand basin and low level w/c, ceramic tiling to splash sensitive areas, extractor fan, wall mounted mirror, shaver point, electric wall heater and towel rail.

Bedroom 2:

11'9 x 9'4 (3.58m x 2.84m)

UPVC double glazed window to rear aspect, wall mounted convector heater.

Bedroom 3:

9'1 x 7'9 (2.77m x 2.36m)

UPVC double glazed window to rear aspect, wall mounted 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, shaver point, extractor fan, wall mounted mirror and electric wall heater.

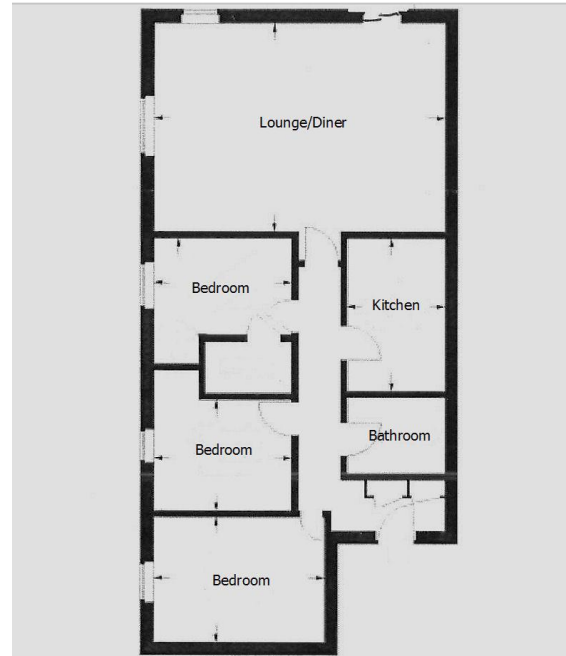
Exterior

Parking:

There is one allocated parking bay situated in a covered bay to the rear of the block accessed via security locked gates.

Property Info

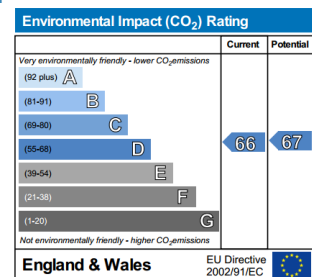
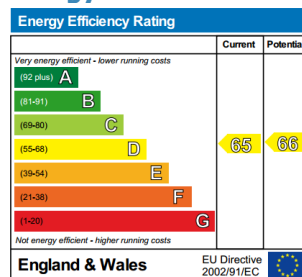
Floor Plan



Council Tax Band:

C (approximately £1352.05 per annum based on 2 adults residing at the property)

Energy Performance Graph:



Lease Information

Length of Lease:

A 999 year lease from new.

Maintenance/Service Charges:

£92.00 per month including buildings insurance.

Ground Rent:

£250 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.