

# hillyards.



Hillyards are please to offer this top floor penthouse apartment situated on the popular Fairford Leys area of Aylesbury. The property is offered with no upper chain and accommodation consists of entrance hall, lounge, kitchen, three bedrooms and four piece bathroom as well as offering allocated parking, gas central heating & UPVC double glazing. A viewing comes recommended.

**Offer in excess of £200,000**

Phoenix House, Michaels Mews, Aylesbury, Bucks. HP19 7GH

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## Accommodation

### Entrance Hall

**Lounge** 13'1 x 9'8 (3.99m x 2.95m)

**Kitchen** 13'3 x 9'7 (max) (4.04m x 2.92m)

**Bedroom** 12'7 x 10'1 (3.84m x 3.07m)

**Bedroom** 13'8 x 8'3 (4.17m x 2.51m)

**Bedroom** 12'7 x 8'9 (3.84m x 2.67m)

**Bathroom** 13'0 x 7'8 (3.96m x 2.34m)

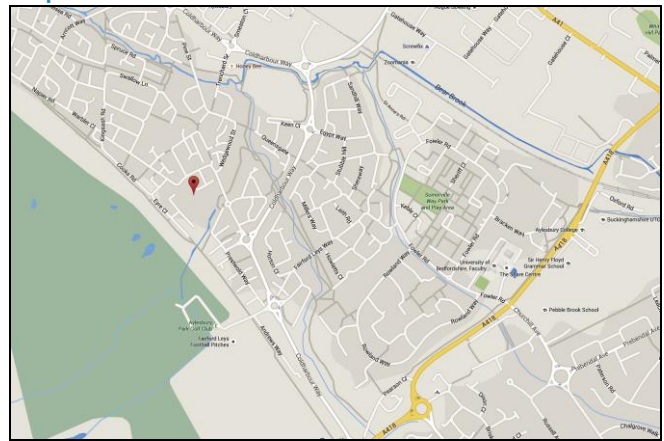
### Bathroom

### Parking

There is one allocated parking bay located to the front of the block plus use of visitor bays.

## Property Information

### Map



### Council Tax Band

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

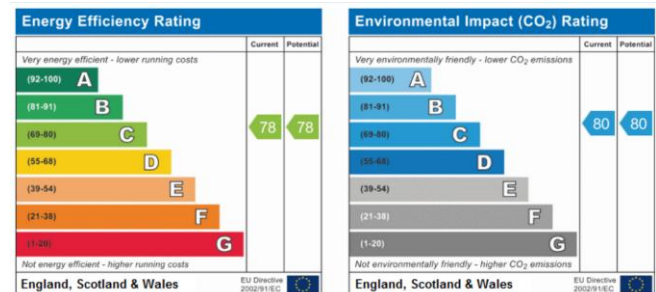
### Lease Information

Lease length 150 years lease starting from 2003.

Service charge £820.00 per year.

The property comes with a share of the freehold.

### 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.

**Property Details:** Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

