

hillyards.

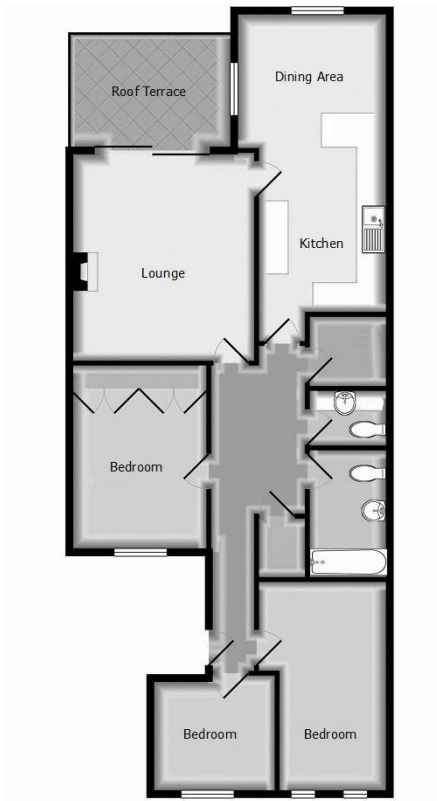


Hillyards are offering this very spacious split level apartment located in this development that has recently undergone a major refurbishment. The property is situated close to local amenities and offers accommodation consisting of entrance hall via communal entrance, lounge, separate dining area, kitchen, 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.

£189,950 Leasehold

Walton Court Centre, Aylesbury, Buckinghamshire. HP21 8TJ

Floor Plan



Photos



Dimensions

Lounge

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

Kitchen

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

Dining Area

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

Utility Room

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

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Exterior

Roof Terrace

Communal Gardens

Communal Parking

Property Info

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 97 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.

Floor plan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floor plans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.