

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards Estate Agents offer to the market this fully refurbished ground floor apartment which would make an ideal buy-to-let or first time buy. The property is a converted studio apartment that now offers an entrance hall, open plan living & kitchen area, bedroom and bathroom with a refitted suite. Other benefits include no upper chain, allocated parking, UPVC double glazing and amenities close by. A viewing is highly recommended.

£105,000 Leasehold

Selwyn Court, Long Meadow, Aylesbury, Bucks. HP21 7EG

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Ground Floor

Communal Entrance:

Enter via security locked front door, door to apartment.

Entrance Hall:

Enter via wooden front door, wall mounted security entrance phone, doors to bathroom and living accommodation.

Open Plan Lounge & Kitchen



Lounge Area:

10'3" x 10'9" (3.12m x 3.28m)

UPVC double glazed window to rear aspect, electric storage heater, television point, wood flooring, open plan to kitchen area.

Kitchen Area:

13'3" x 5' (4.04m x 1.52m)

A range of wall and base level units with granite effect roll top work surfaces and tiled splashbacks, inset sink and drainer unit with mixer tap, integrated electric oven and four ring hob with cooker hood over, breakfast bar, spaces for fridge/freezer and washing machine (included), built-in wine rack, extractor fan, wood flooring.

Bedroom Area:

11'6" x 7'9" (3.51m x 2.36m)

Newly laid carpet, telephone point.

Bathroom:

A three piece white suite consisting of panel bath with mixer tap and independent shower over, low-level w/c and wash hand basin with mixer tap and storage under.

Exterior

Communal Gardens:

There are well kept communal gardens surrounding the block.

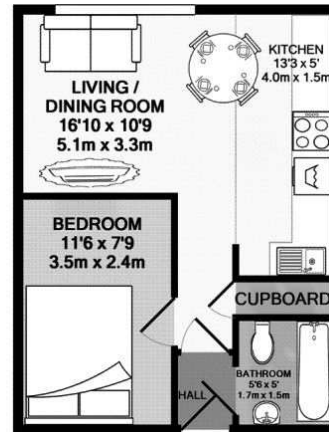
Parking:

There is one allocated parking bay located to the front of the block.

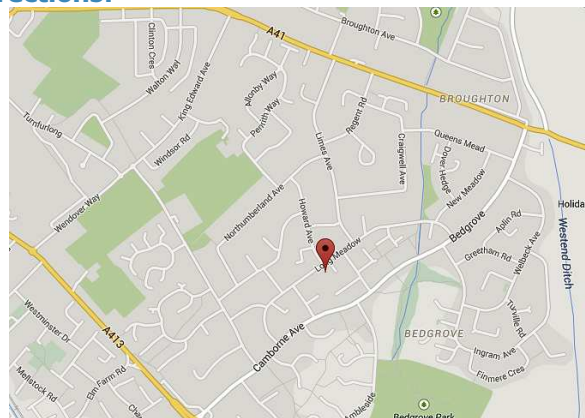
Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Property Info

Floor Plan:



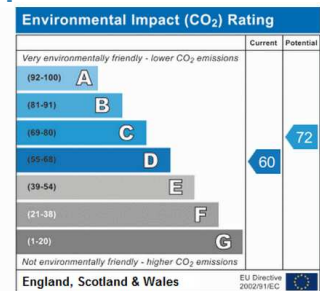
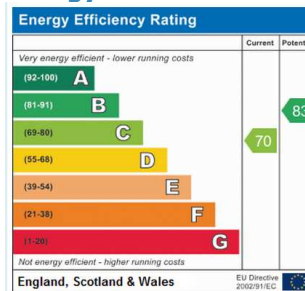
Directions:



Council Tax Band:

A (approximately £760.52 per annum based on 1 adult residing at the property)

Energy Performance Graph:



Lease Information

Length of Lease:

A 999 year lease from 2014.

Maintenance/Service Charges/Ground Rent:

Approximately £708.00 per year.

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.

Floorplan for Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floorplans, 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.