

# hillyards.

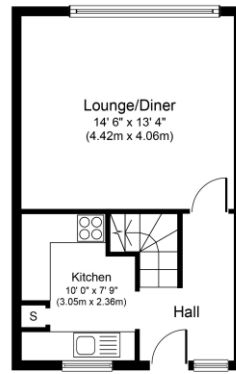


Hillyards bring to the market this three bedroom duplex apartment that is situated close to Aylesbury town centre & main-line station. The property benefits from a recently increased lease, no upper chain and accommodation consists of lounge/diner, kitchen, three bedrooms and shower room. An internal viewing comes highly recommended to truly appreciate this property.

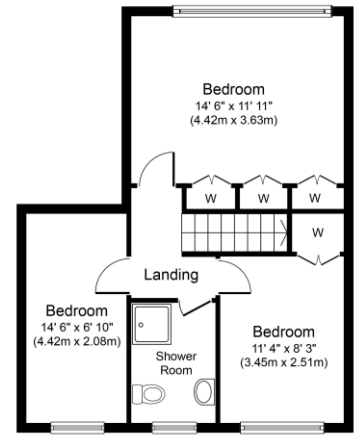
**£220,000**

Ripon House, Bishops Walk, Aylesbury, Buckinghamshire. HP21 7LG

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**Ground Floor**  
Approximate Floor Area  
340 sq. ft.  
(31.6 sq. m.)



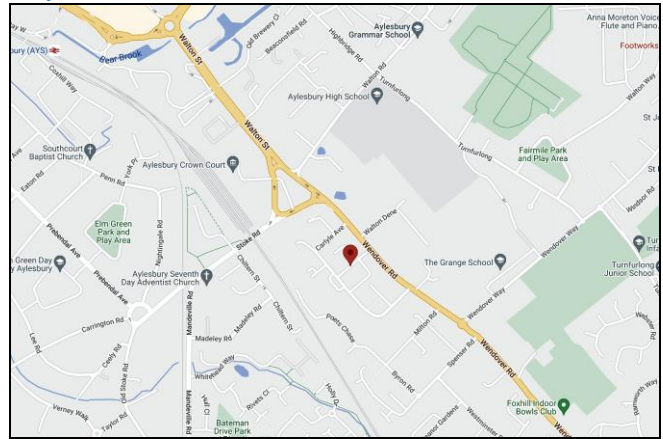
**First Floor**  
Approximate Floor Area  
504 sq. ft.  
(46.8 sq. m.)



## Parking

There is use of various resident parking bays.

## Map



## Lease Information

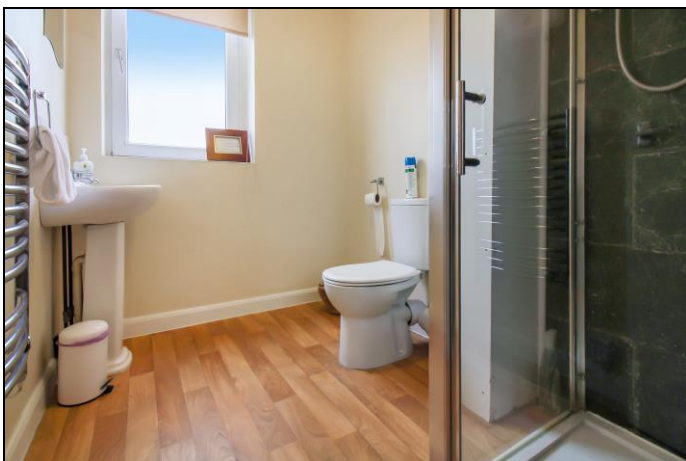
Lease length 141 years remaining  
Service charge £95.33 per month  
Ground rent None

## Council Tax Band

B (approximately £1571.00 per annum based on 2 adults residing at the property).

## Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E		
21-38	F	29   F	
1-20	G		



**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.

**Floor plan:** for illustrative purposes only, not to scale.