

# hillyards.

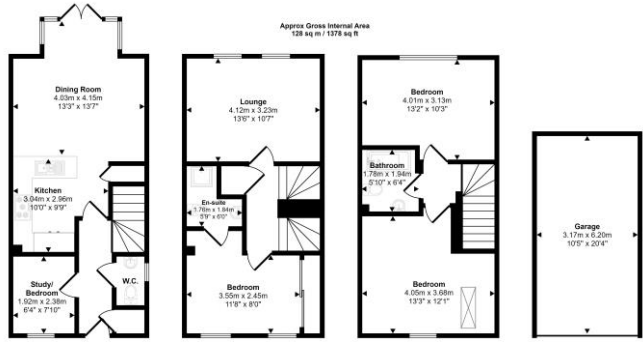


Hillyards are pleased to offer to the market this modern two bedroom home situated on the popular Exemplar Park area of Aylesbury. The property is located just a short distance from a main-line railway station that offers a regular service to Central London making this an ideal purchase for commuters. Accommodation consists of entrance hall, cloakroom, modern fitted kitchen with built-in appliances, lounge/diner, two bedrooms with en-suite to master & family bathroom. Other features include parking to the front and sunny aspect enclosed rear garden. We highly recommend an internal viewing to truly appreciate the size, lay-out & condition of this lovely property.

**£415,000**

Portland Close, Aylesbury, Buckinghamshire. HP22 7DG

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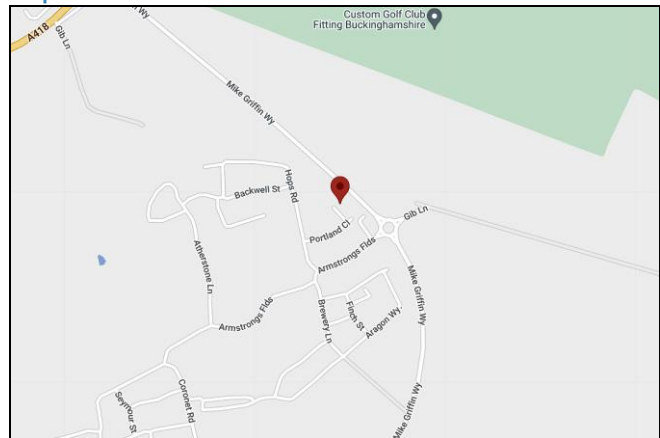
## Garden

There is enclosed rear garden offering a good degree of privacy. Laid mainly to lawn with gated side access to driveway.

## Garage & Driveway Parking

There is a larger than average garage with power & light plus driveway parking in front for 2-3 vehicles.

## Map



## Council Tax Band

E (approximately £2370.46 per annum based on 2 adults residing at the property).

## Development Service Charge

There is an annual service charge of £500.00.

## Energy Performance Graph

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | 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:** Not to scale, for illustrative purposes only.