

# hillyards.

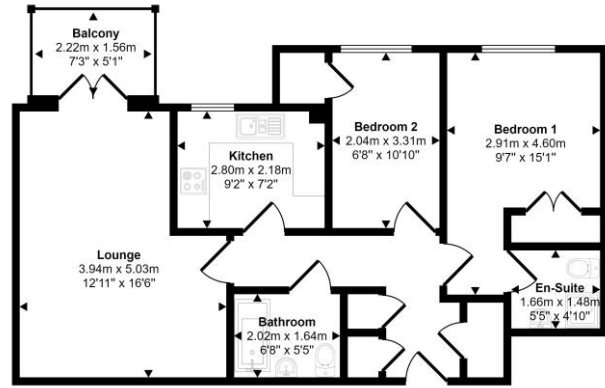


Hillyards Estate Agents are pleased to offer to the market this two bedroom apartment that is situated on a modern development just a short walk from Aylesbury's town centre & main line railway station that connects directly to Central London. The accommodation consists of 16ft lounge, kitchen, two bedrooms with built-in wardrobes, en-suite shower room, bathroom & balcony. Other benefits include undercroft parking, UPVC double glazing, gas central heating as well as no upper chain. The property will make an ideal purchase for first time or investment buyers and an internal viewing comes highly recommended.

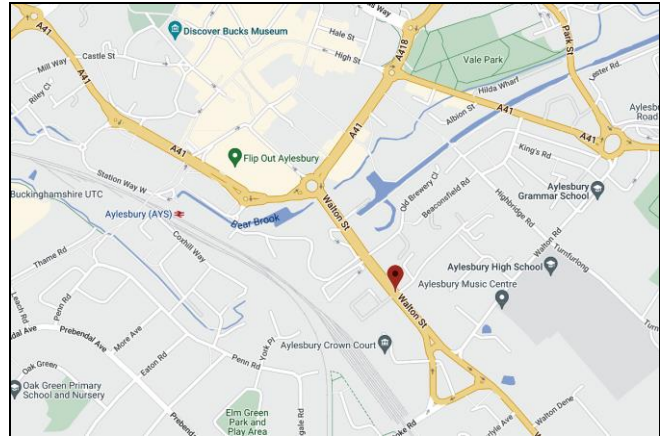
**£200,000**

Summers House, Coxhill Way, Aylesbury, Bucks. HP21 8FN

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## Map



## Parking

There is one allocated parking bay.

## Lease Information

**Lease length** 982 years remaining.  
**Service charge** approximately £2012.00 per year  
**Ground rent** approximately £250.00 per year

## Council Tax Band

C (approximately £1994.73 per annum based on 2 adults residing at the property)

## Energy Performance Graph

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 82 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:** for illustrative purposes only, not to scale.