

hillyards.



Scan for further info

- Ground floor maisonette
- Private rear garden
- Refitted kitchen & shower room
- Two bedrooms
- Driveway parking
- Gas central heating

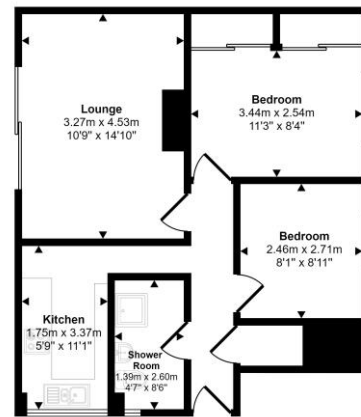
£215,000

Cannock Road, Aylesbury, Buckinghamshire. HP20 2AP

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Approx Gross Internal Area
52 sq m / 557 sq ft



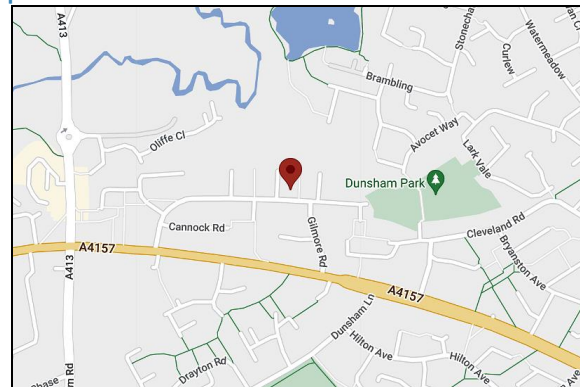
Private Garden

There is an enclosed garden located to the rear of the property laid out paving for low maintenance with gated access to drive.

Driveway parking

There is a gravelled driveway to the front of the property for one vehicle.

Map



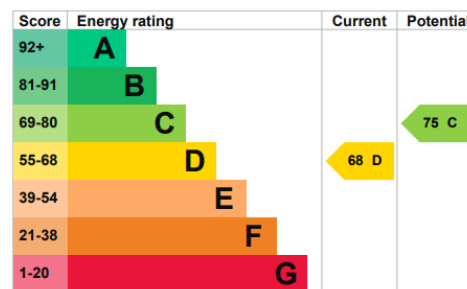
Lease Information

Lease length 89 years remaining
Service charge & ground rent £300 annually

Council Tax Band

B (approximately £1745.37 per annum based on 2 adults residing at the property).

Energy Performance Graph



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.