

hillyards.

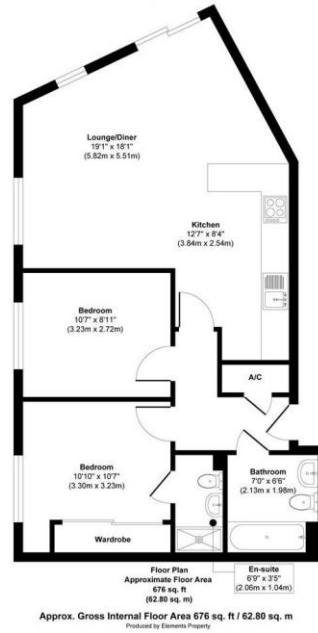


Hillyards Estate Agents bring to the market this ground floor apartment that is located in a recently constructed modern development. The property is situated just a short distance to Aylesbury town centre & main line railway station that offers a reliable & regular service to Central London. Accommodation consists of open plan living/dining/kitchen area, two bedrooms with en-suite to master and bathroom as well as small garden/patio area & allocated parking. An internal viewing comes highly recommended.

£210,000

Edge Street, Aylesbury, Buckinghamshire. HP19 8FS

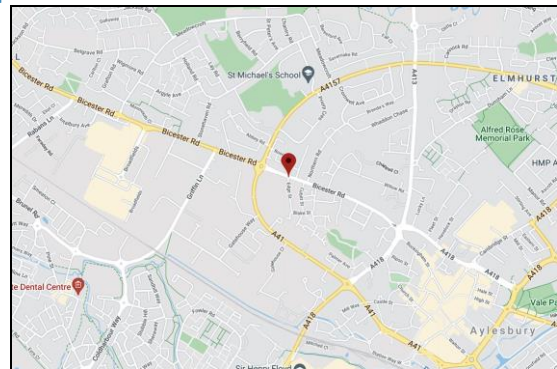
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Allocated parking

There is one allocated parking bay located to the rear.

Map



Lease Information

Lease length 99 years from 2017
Service charge/ground rent Approx £2130.00 per year

Council Tax Band

B (approximately £1447.00 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	72 c	72 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.