

hillyards.



Hillyards Estate Agents are pleased to offer this very spacious split level apartment located in a recently regenerated development. The property has been fully refurbished to a very high standard throughout including new gas heating system, upgraded electrics, refitted kitchen, bathroom and shower room. Other benefits include three bedrooms, roof terrace, and no upper chain. We highly recommend an internal viewing to truly appreciate what this property offers.

£234,950

Walton Court Centre, Hannon Road, Aylesbury, Bucks. HP21 8TJ

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Accommodation

Entrance Hall

Lounge 14'5 x 12'7 (4.39m x 3.84m)

Kitchen 11'6 x 8'9 (3.45m x 2.08m)

Dining Area 10'4 x 8'3 (3.15m x 2.51m)

Bedroom 12'7 x 8'11 (3.84m x 2.72m)

Bedroom 15'1 x 7'6 (4.60m x 2.29m)

Bedroom 8'7 x 7'5 (2.62m x 2.26m)

Bathroom

Shower Room

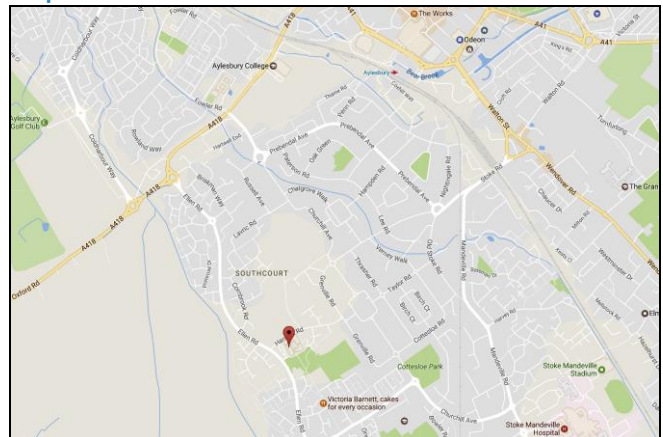
Roof Terrace

Parking

There is a communal parking area to the front of the block.

Property Information

Map



Lease Information

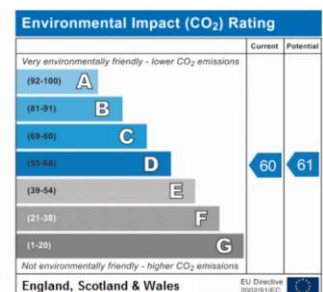
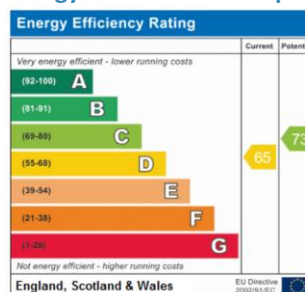
Lease length Approximately 96 years remaining.

Service charge Approximately £675.00 per year.

Council Tax Band

A (approximately £1014.00 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.

