

# hillyards.



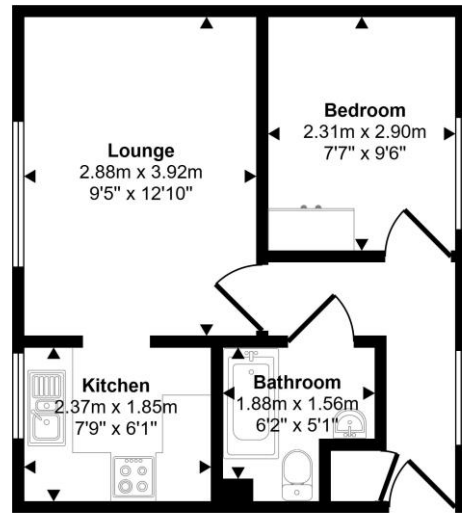
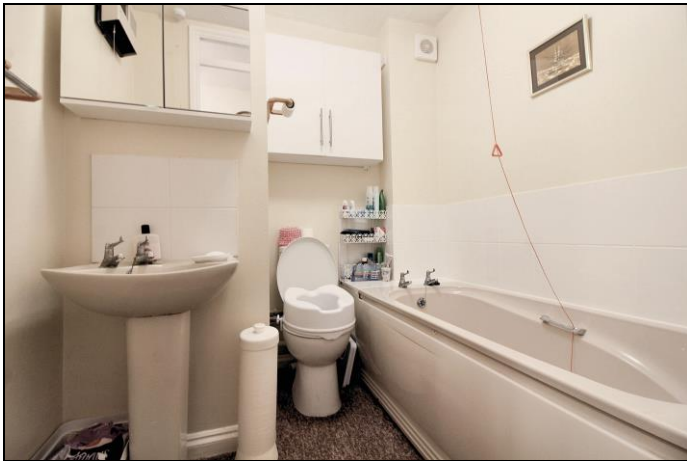
Hillyards are pleased to bring to the market this one bedroom ground floor retirement apartment that is located on the outskirts of Aylesbury town centre available to buyers 60 years and over. The property is situated in a warden-controlled complex that offers many communal facilities including residents lounge, laundry and gardens. Accommodation of the property consists of entrance hall, lounge/diner, kitchen, bedroom with and bathroom. It is also being offered with no onward chain. A viewing comes highly recommended.

**£75,000**

Churchill Court, Beaconsfield Road, Aylesbury, Bucks. HP21 7RG



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## Parking

There are parking areas to the front & rear of the block for use by residents and visitors.

## Map



## Service charge & ground rent

£850.56 per quarter.

## Lease length

The property will come with a new 99 year lease once a buyer takes ownership.

## Council Tax Band

B (approximately £1309.00 per annum based on 1 adult residing at the property)

## Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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.