

# hillyards.



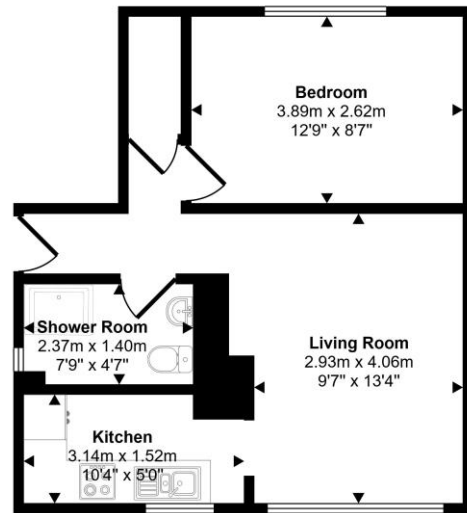
Scan for further info

- Ground floor maisonette
- Excellent condition
- Walking distance to town
- One bedroom
- No upper chain
- Private & communal gardens

**£162,500 - Leasehold**

Cradley Walk, Aylesbury, Buckinghamshire. HP20 2AW

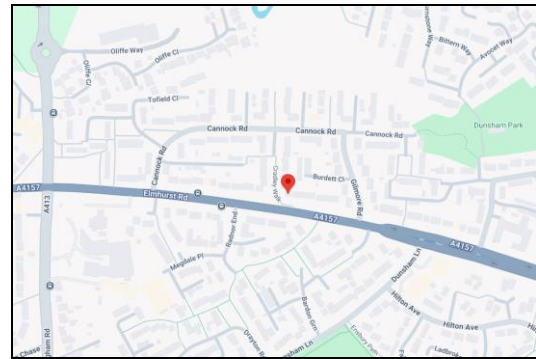
# Cradley Walk, Aylesbury, Buckinghamshire. HP20 2AW



## Gardens

There is a private garden located to the front of the property laid to lawn. There is also a communal garden to the rear of the property with external storage cupboards.

## Map



## Lease Length

93 years remaining.

## Service Charge

£32.66 per month.

## Ground Rent

£10.00 per year (included in service charge)

## Council Tax Band

A (approximately £1601.00 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	75 C	76 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.