

# HARRY CHARLES

Property Specialists



Poets Chase, Aylesbury, HP21 7LP

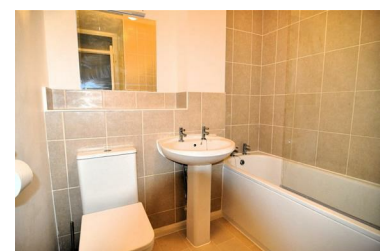
**Offers in excess of £165,000**



**\*\* NO UPPER CHAIN - RE-FITTED KITCHEN - RECENTLY RE-DECORATED - ALLOCATED PARKING - COUNCIL TAX BAND B - ONE BEDROOM GROUND FLOOR APARTMENT \*\*** We are delighted to offer for sale this well presented one bedroom ground floor flat located on the popular Southside of Aylesbury in a private cul-de-sac location. The accommodation comprises; Entrance hallway, re-fitted kitchen, lounge/dining room, double bedroom with fitted wardrobe and a re-fitted bathroom. Externally the property is surrounded by communal gardens and there is an allocated parking space.

In order to avoid disappointment, please contact us without delay to arrange an early appointment to view.

- Ground Floor Apartment
- Re-fitted Kitchen
- Double Bedroom With Wardrobe
- Council Tax Band B
- Communal Gardens
- No Upper Chain
- Lounge/Diner
- Re-fitted Bathroom
- Allocated Parking Space



## Additional Information

### Parking

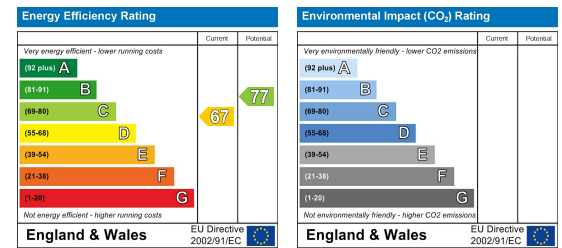
Please note that the property comes with an allocated parking space. There is on road parking available for viewings.

Please note that under the Estate Agents Act 1979, we must inform you that there is a connection between the seller of this property and Harry Charles Ltd.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.