



**Arundel Green, Aylesbury HP20 2BL**



**welcome to**

## **Arundel Green, Aylesbury**

- TOP FLOOR APARTMENT
- LOUNGE & FITTED KITCHEN
- REFITTED BATHROOM
- COMMUNAL GARDENS
- ELMHURST DEVELOPMENT
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: C  
Council Tax Band: A Service Charge: 550.00  
Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£150,000**



Total floor area 49.1 m<sup>2</sup> (528 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Accommodation Comprises**

#### **Lounge**

13' 9" x 12' 10" ( 4.19m x 3.91m )

#### **Kitchen**

11' max x 9' 8" max ( 3.35m max x 2.95m max )

#### **Bedroom One**

13' x 9' 11" ( 3.96m x 3.02m )

#### **Outside**

#### **Communal Gardens**

#### **Agents Note**

The vendor intends to extend the lease as part of the sale. Please contact agent for more information.



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**Property Ref:**  
AYL115187 - 0009

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