



**Poole Close, Aylesbury HP21 9FG**

**welcome to**

## **Poole Close, Aylesbury**

Brown & Merry are pleased to offer for sale this superb two bedroom purpose built apartment in Aylesbury, within walking distance of the hospital. The property is in immaculate condition with recently laid laminate flooring along with carpets and comprises double glazing, gas heating system with radiators, refitted kitchen with integrated appliances, solar for hot water and quartz worksurfaces, living room/dining room, two bedrooms, bathroom, allocated parking. Internal viewing highly recommended to fully appreciate this apartment.



## Accommodation Comprises:

### Entrance Hall

### Lounge/Kitchen/Diner

17' 6" max x 16' 10" max ( 5.33m max x 5.13m max )

### Bedroom One

11' 5" plus wardrobes x 9' 8" ( 3.48m plus wardrobes x 2.95m )

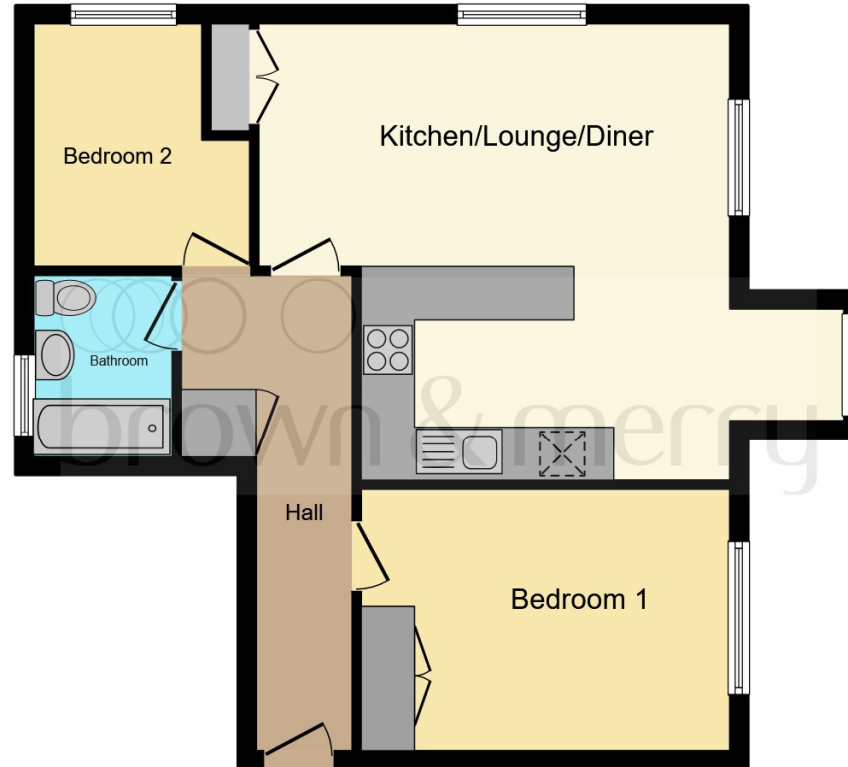
### Bedroom Two

9' 7" max x 7' 9" max ( 2.92m max x 2.36m max )

### Bathroom

### Outside

### Allocated Parking



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)



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## Poole Close, Aylesbury

- TWO BEDROOM APARTMENT
- CLOSE TO HOSPITAL
- ALLOCATED PARKING
- REFITTED KITCHEN
- VIEWING HIGHLY RECOMMENDED

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1716.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL115377 - 0005

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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