

Poets Chase, Aylesbury HP21 7LW

welcome to

Poets Chase, Aylesbury

Brown & Merry are pleased to offer for sale this two bedroom first floor apartment being offered for sale with a share of the freehold and being situated within this popular Southside development. The property features double glazing, electric radiators, entrance hall, living room, kitchen, two bedrooms, bathroom, communal grounds and two allocated parking spaces.













Accommodation Comprises

Entrance Hall

Lounge/ Dining room

16' 4" x 11' 9" (4.98m x 3.58m)

Kitchen

8' 3" x 6' 6" (2.51m x 1.98m)

Bedroom One

13' 5" x 9' 1" (4.09m x 2.77m)

Bedroom Two

7' 2" x 8' 7" (2.18m x 2.62m)

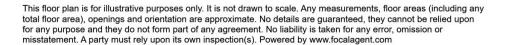
Bathroom

Outside

Communal Gardens

Two Allocated Parking Spaces

















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Poets Chase, Aylesbury

- TWO BEDROOM FIRST FLOOR APARTMENT
- SHARE OF FREEHOLD
- TWO ALLOCATED PARKING SPACES
- POPULAR SOUTHSIDE DEVELOPMENT
- **MUST BE VIEWED**

Tenure: Leasehold EPC Rating: Awaited

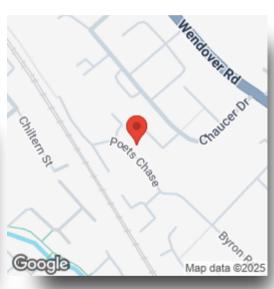
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£210,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/AYL115389



Property Ref: AYL115389 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent



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brown & merry

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