



Alma Street, Aylesbury HP18 0FU

welcome to

Alma Street, Aylesbury

Brown & Merry are pleased to offer for sale this second floor two bedroom apartment being situated within this popular modern development and offered for sale with NO UPPER CHAIN. The property features double glazing, gas heating system with radiators, entrance hall, open plan living accommodation, fitted kitchen, master bedroom with en-suite, bedroom two, bathroom, allocated parking.



Accommodation Comprises:

Entrance Hall

Living/Dining/Kitchen

20' 9" max x 19' 7" max (6.32m max x 5.97m max)

Master Bedroom

9' 8" x 8' 5" (2.95m x 2.57m)

En-Suite Shower Room

Bedroom Two

9' 5" x 8' 10" (2.87m x 2.69m)

Bathroom

Outside

Allocated Parking



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Alma Street, Aylesbury

- SECOND FLOOR APARTMENT
- EN-SUITE TO MASTER BEDROOM
- OPEN PLAN LIVING ACCOMMODATION
- BEDROOM TWO & BATHROOM
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in excess of

£195,000



view this property online [brownandmerry.co.uk/Property/AYL115635](https://www.brownandmerry.co.uk/Property/AYL115635)



Property Ref:

AYL115635 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 and boundaries of the property and other important matters before exchange of contracts.

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.



Please note the marker reflects the postcode not the actual property



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