



**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 situated within the popular Southside development of Poets Chase, which is situated off the Wendover Road. The apartment features double glazing, communal entrance with intercom security system, entrance hallway, living room, kitchen, two bedrooms, bathroom, two allocated parking spaces. Internal viewing is recommended.



### Accommodation Comprises:

Door opening to:

#### Entrance Hall

#### Living Room

16' 3" x 11' 7" ( 4.95m x 3.53m )

#### Kitchen

8' 4" x 6' 6" ( 2.54m x 1.98m )

#### Bedroom One

13' 6" x 8' 1" ( 4.11m x 2.46m )

#### Bedroom Two

8' 7" x 7' 5" ( 2.62m x 2.26m )

#### Bathroom

#### Outside

#### Two Allocated Spaces



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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welcome to

## Poets Chase, Aylesbury

- TWO BEDROOM APARTMENT
- LONG LEASE
- TWO ALLOCATED PARKING SPACES
- NO UPPER CHAIN
- SOUTHSIDE LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1560.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1987.

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

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

AYL115622 - 0005

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