

STEPPING STONES

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GWENDOLINE BUCK DRIVE, AYLESBURY, BUCKS, HP21 9FY

£1,300pcm

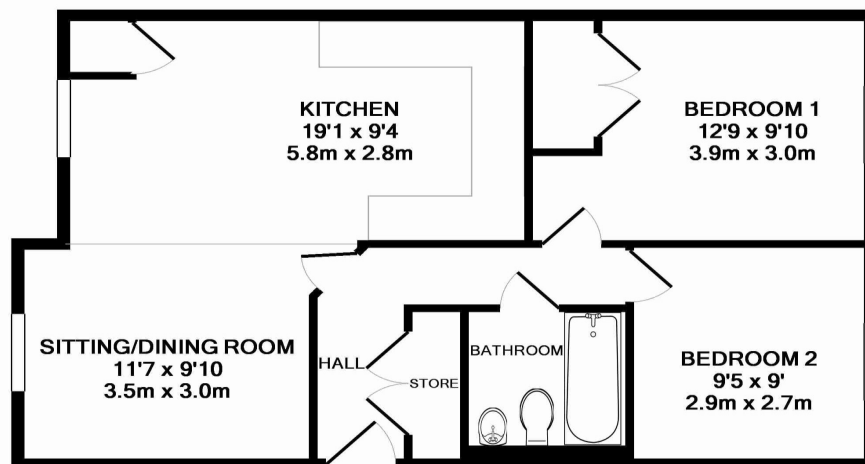


An immaculately presented two bedroom ground floor apartment situated within walking distance to the train station and town centre. The property benefits from having built in wardrobes, allocated parking car parking for one vehicle and gas central heating. EPC Rating: C. **Available: 30th June.**

- 2 Bedrooms
- Allocated parking
- Close to the town centre
- 1 Bathroom
- Gas central heating
- Built in wardrobe

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,300.00
TOTAL DEPOSIT: £ 1,500.00
HOLDING DEPOSIT: £ 300.00

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

Please Note: This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Important Notice

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.

ENTRANCE HALL: Door to front communal aspect.

BEDROOM ONE: 12'9 x 9'10 Double bedroom with built in hanging double wardrobes. Window to side aspect.

BEDROOM TWO: 9'5 x 9'0 Double bedroom with window to side aspect.

BATHROOM: Modern white suite comprising bath with shower over, wash hand basin and low level w/c.

LOUNGE: 11'7 x 9'0 Built in storage cupboard.

KITCHEN/DINER: 19'1 x 9'4 Kitchen area comprising modern floor fitted and wall mounted kitchen units with built in four ring gas hob with oven below and extractor hood above. Integrated washer/dryer.

HEATING: Gas central heating.

PARKING: Allocated car parking for one vehicle.

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 418

WATER & DRAINAGE: Mains connected

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