



6 Viridian Square

| Aylesbury | Bucks | HP21 7FX



Williams
PROPERTIES

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****NO CHAIN**** Williams Properties are pleased to present this one bedroom ground floor apartment, in the exclusive Viridian Square development in Aylesbury. The property is located a 10 minute walk from the mainline train station and consists of a open plan living area, kitchen, one bedroom and a bathroom suite. Outside there is an allocated parking space to the front of the block. Viewing is highly recommended on this property, ideal for a first time buyer or buy to let investor.

£179,950

- *No Chain*
- One Bedroom Flat
- Walking Distance To The Train Station
- Viewing Highly Recommended
- Ground Floor Flat
- Walking Distance To Town Centre
- Allocated Parking

Location

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

B

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall consisting of doors to the bathroom, living room, bedroom and storage cupboard.



Viridian Square is an exclusive gated development in Aylesbury Town Centre and as such is conveniently positioned for easy pedestrian access to the mainline train station, with regular services into London Marylebone. Other amenities include Waitrose supermarket a 5 minute walk away, and the shopping and leisure facilities of the town centre.



Bathroom

The bathroom comprises of a low level WC, hand wash basin, panelled bath tub with shower attachment and tiling to splash sensitive areas.

Living Room

The living room consists of carpet laid to floor, window, electric wall mounted radiator, light pendant to the ceiling and opening to the kitchen. Space for a sofa set and other living room furniture.

Kitchen

The kitchen comprises of a range of wall and base mounted units with roll top worktops. Stainless steel sink with tap and draining board, integrated electric hob and oven, space for a fridge/freezer and washing machine. Light pendant to the ceiling and a window to the side aspect.

Bedroom

The bedroom consists of carpet laid to floor, electric wall mounted radiator, light pendant to the ceiling and window to the front aspect. there is space for a double bed and other bedroom furniture.

Parking

Allocated parking for one car.

Buyers Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

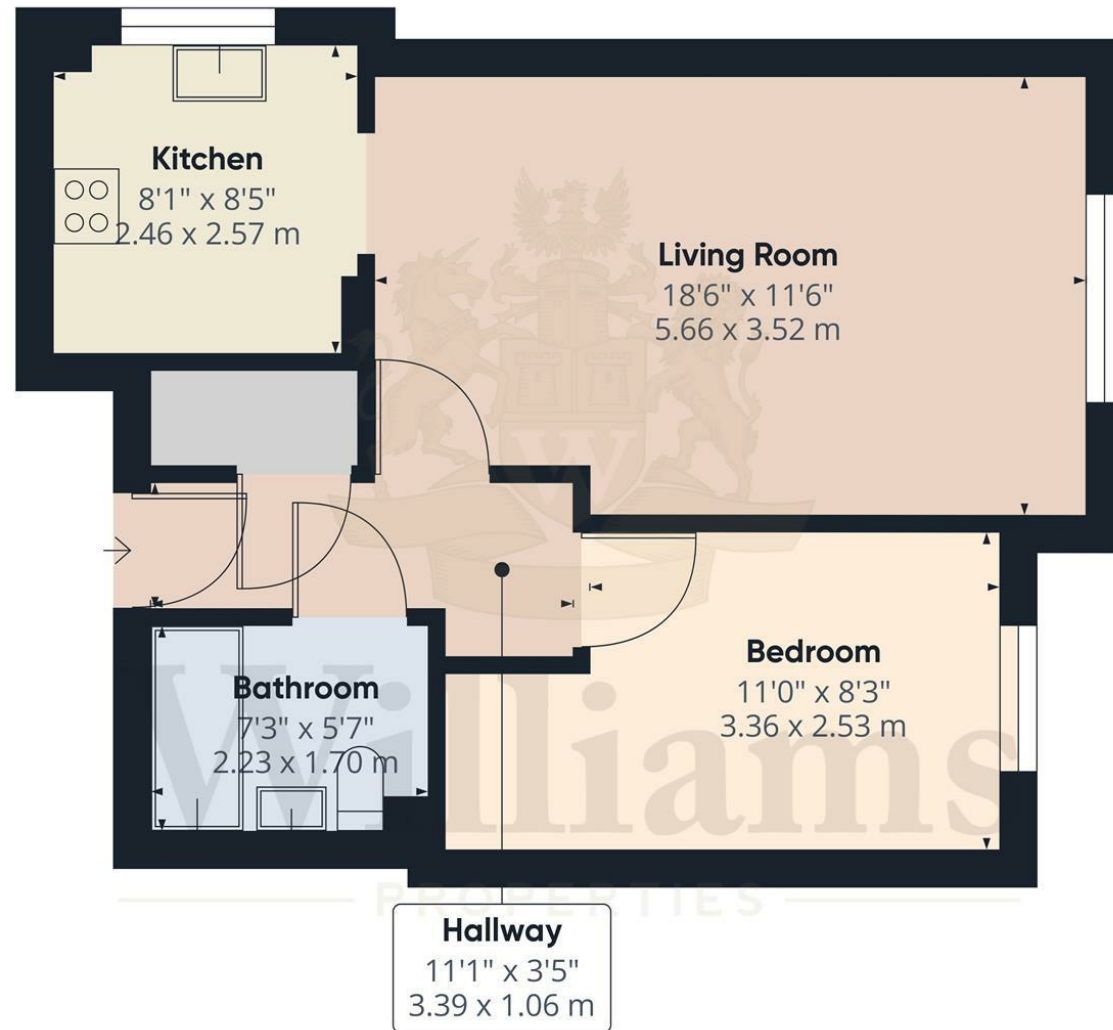
Lease Details

The vendor has advised of the following:

Lease Remaining - 981
Ground rent - £175 per annum
Service Charge - £1,038.14 per annum

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
491.71 ft²
45.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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