



**Dormer Close, Aylesbury HP21 8UZ**

welcome to

## Dormer Close, Aylesbury

- FIRST FLOOR APARTMENT
- ONE BEDROOM
- LIVING ROOM
- FITTED KITCHEN
- OFF ROAD PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1388.21

Ground Rent: 111.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £155,000

### Accommodation Comprises

#### Communal Hallway

#### Living Room

14' 3" x 9' 5" ( 4.34m x 2.87m )

#### Kitchen

6' 9" x 8' 7" ( 2.06m x 2.62m )

#### Bedroom One

9' x 11' ( 2.74m x 3.35m )

#### Shower Room

#### Outside

#### Communal Areas

#### Parking

#### Agents Notes

Photos were taken before current tenancy.



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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.



#### Property Ref:

AYL116196 - 0002



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