



£180,000 *Leasehold*



Offered to the market with NO ONWARD CHAIN is this bright and spacious two bedroom GROUND FLOOR apartment, with a LONG LEASE (979 years remaining). Situated within the sought after Viridian Square development, constructed in the early 2000's, this property enjoys a prime central location just a short walk from Aylesbury town centre and mainline railway station, making it ideal for commuters and First Time Buyers. The development was purpose-built to provide modern apartment living and offers secure communal entrances, lift access to selected blocks and under croft allocated parking, all within easy reach of shopping, restaurants, entertainment venues and leisure facilities. The accommodation comprises; entrance hall, large open plan lounge/kitchen/diner with Juliet balcony, two bedrooms and family bathroom. The property further benefits; allocated parking, long lease (979 years remaining), well maintained communal gardens, security intercom system and UPVC double glazing. For investors, the property is expected to achieve a rental income of approximately £1,200 per calendar month.

- NO ONWARD CHAIN
- LONG LEASE (979 YEARS REMAINING)
- PRIME TOWN CENTRE LOCATION
- ALLOCATED PARKING
- JULIET BALCONY
- GROUND FLOOR APARTMENT
- SOUGHT AFTER GATED DEVELOPMENT
- TWO GOOD SIZE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- COMMUNAL GARDENS



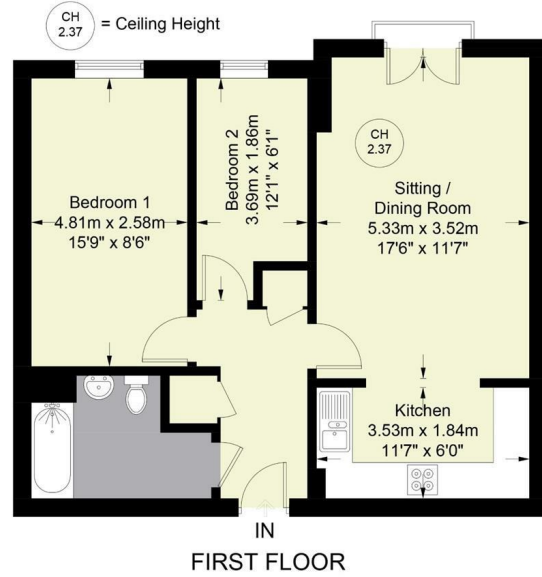
20 Viridian Square, Aylesbury, Buckinghamshire, HP21 7FX

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

EPC Rating: 76

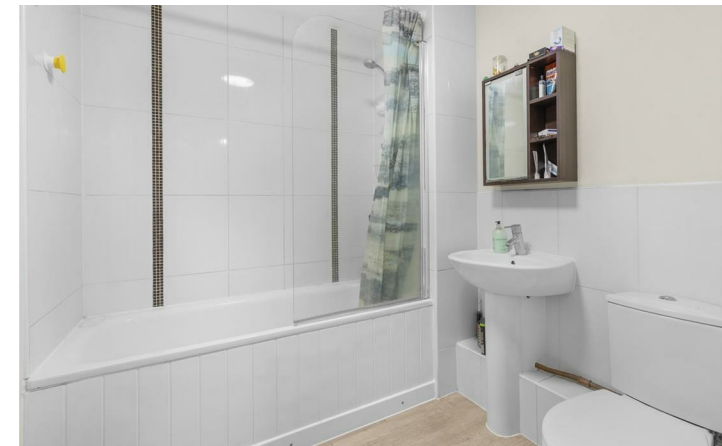
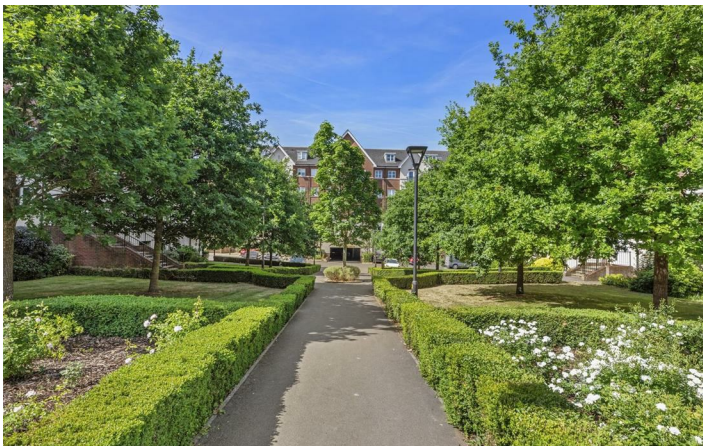
Viridian Square

Approximate Gross Internal Area
641 sq ft / 59.6 sq m



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. references to the Tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from the Solicitor.