



View of block



5 The Limes 23 Station Road

**£180,000** Leasehold

A rarely available apartment set within the heart of Stoke Mandeville Village with a long lease. The property offers a car port and off road parking, and the accommodation comprises lounge, bathroom, kitchen and a bedroom. Additionally there are communal gardens to the rear. Call to arrange a viewing.

# 5 The Limes

Stoke Mandeville  
Aylesbury  
Buckinghamshire  
HP22 5TZ

- 360 VIRTUAL TOUR
- STOKE MANDEVILLE
- CAR PORT AND PARKING
- COMMUNAL GARDENS
- LOUNGE
- BEDROOM
- KITCHEN
- LONG LEASE

● Council Tax Band: B  
LEASE INFORMATION: Lease length: 999 years from 1976. Ground rent and maintenance £90.00 per calendar month.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 70                      | 80        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so 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 a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents