



Poplar Road, Aylesbury HP20 1XN

welcome to

Poplar Road, Aylesbury

- FIRST FLOOR APARTMENT
- POPULAR COPPICE DEVELOPMENT
- ALLOCATED PARKING
- COMMUNAL GARDENS
- WALL MOUNTED AIR-CONDITIONING
- EXCELLENT RENTAL OPPORTUNITY
- REGULAR BUS ROUTES

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1160.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000

view this property online brownandmerry.co.uk/Property/AYL116524



Property Ref:

AYL116524 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 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.

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Accommodation Comprises:

Entrance Hall

Lounge/Bedroom

14' 5" x 10' (4.39m x 3.05m)

Kitchen Area

9' 2" x 5' 3" extending to 7' 1" (2.79m x 1.60m extending to 2.16m)

Bathroom

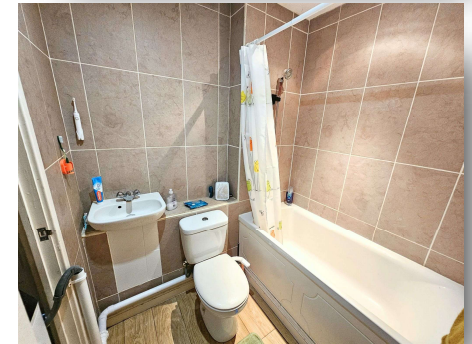
Outside

Communal Gardens

Allocated Parking

Agents Note:

These particulars are prepared in accordance with the Property Ombudsman Code of Practice and are intended as a general guide only. All descriptions, dimensions, references to condition, planning permission, services, fixtures and fittings, and potential development are given in good faith and are believed to be correct at the time of publication, but do not constitute any part of an offer or contract. Prospective purchasers or tenants must rely on their own inspections, surveys and enquiries, including legal checks, to verify the accuracy of the information provided. No responsibility is accepted for any errors, omissions or misstatements.




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