



View of block



**£185,000**

Situated in a quiet location within this sought after village location this spacious one bedroom first floor apartment offers easy access to all amenities and is just a short walk from the Wendover arm of The Grand Union Canal. The property does require some modernisation and is offered for sale with no onward chain.

# Property Description

## **COMMUNAL ENTRANCE**

Entry via communal front door, stairs rising to all floors.

## **ENTRANCE HALL**

Entry via front door, access to loft space, electric heater, storage cupboard.

## **LOUNGE**

Double glazed bay window to rear aspect, electric heater.

## **KITCHEN**

Double glazed window to side aspect, a range of storage cupboards at base and eye level, work surface areas over, stainless steel single drainer sink unit with mixer tap over, plumbing and space for a washing machine, spaces for a fridge freezer and cooker, storage cupboard.

## **BEDROOM ONE**

Double glazed window to side aspect, electric heater, storage cupboard.

## **BATHROOM**

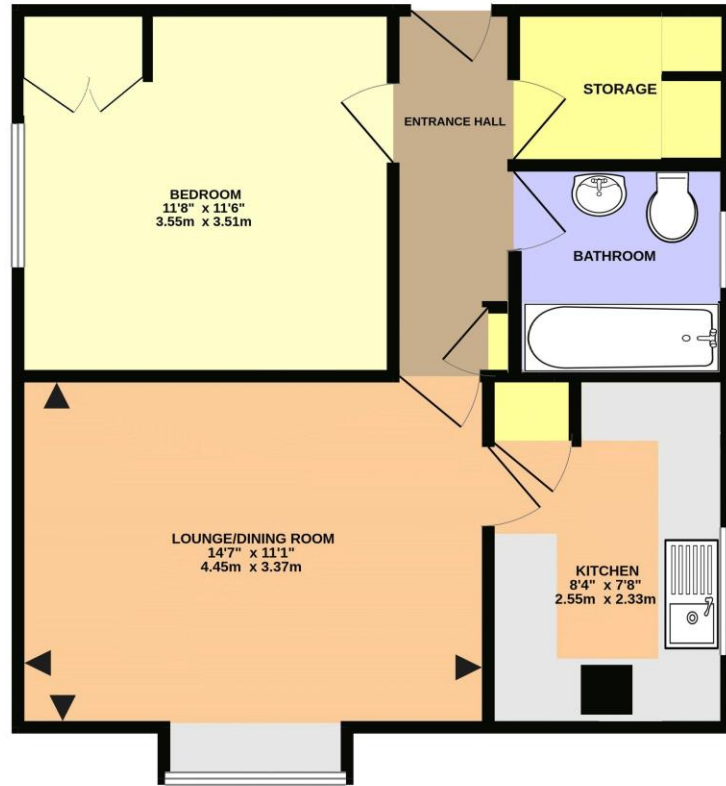
Frosted double glazed window to rear aspect, comprising a panelled bath with shower over, wall mounted wash hand basin, low level w.c., part tiled walls.

## **OUTSIDE**

## **GARDENS**

Communal lawned area.

TOP FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



BROOKSIDE COURT, HALTON VILLAGE HP22 5PB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 505 sq.ft. (46.9 sq.m.) approx.  
No accuracy to this image, text or measurements is guaranteed  
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## Energy performance certificate (EPC)

10 Brookside Halton Aylesbury HP22 5PB	Energy rating <b>E</b>	Valid until 3 February 2032
Certificate number 2866-1277-7261-1171-1191		

### Property type

Top-floor flat

**Total floor area**  
47 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on this condition and exemptions](#) ([https://www.energycouncil.com/sites/default/files/2018-04/landlord-outance](https://www.energycouncil.com/sites/default/files/2018-04/landlord-guidance-standards-landlord-outance)).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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

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