



Hancock Close, Aylesbury HP21 9AU

welcome to

Hancock Close, Aylesbury

Brown & Merry are pleased to offer for sale this spacious and well-presented ground floor maisonette being situated within this popular modern development close to Stoke Mandeville Hospital (0.9 miles). The property features double glazing, gas heating system with radiators, spacious living room with double aspect windows and opening to modern fitted kitchen, two double bedrooms, four-piece bathroom suite, allocated parking.



Entrance Porch

Lounge/Dining Room

17' x 12' 1" (5.18m x 3.68m)

Kitchen

10' 10" max x 8' 9" (3.30m max x 2.67m)

Inner Hallway

Bedroom One

12' 7" x 10' (3.84m x 3.05m)

Bedroom Two

10' 10" max x 8' 3" (3.30m max x 2.51m)

Bathroom

Outside

Allocated Parking

Hancock Close is located on The Green and is a highly desirable development on the South Side, offering convenient access to local shops & takeaways (0.3 mile), and a sports centre with a gym (0.3 mile). The nearby market town of Aylesbury boasts a comprehensive array of commercial, shopping, and leisure amenities (approx 1.4 mile). The M25 can be easily reached via the A41, and there are frequent train services from both Stoke Mandeville and Aylesbury to London Marylebone, with a travel time of approx one hour (current time 1hr 6m).



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Hancock Close, Aylesbury

- GROUND FLOOR MAISONETTE
- CLOSE TO STOKE MANDEVILLE HOSPITAL (0.5 Mile)
- CLOSE TO LOCAL SHOPS & SCHOOLS (0.3 Mile)
- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- FOUR PIECE BATHROOM SUITE
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

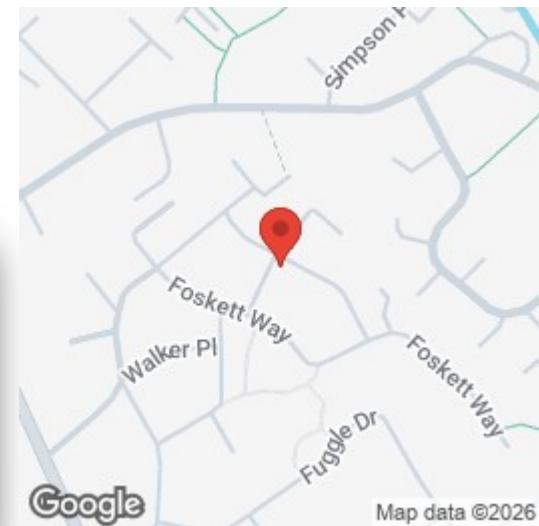
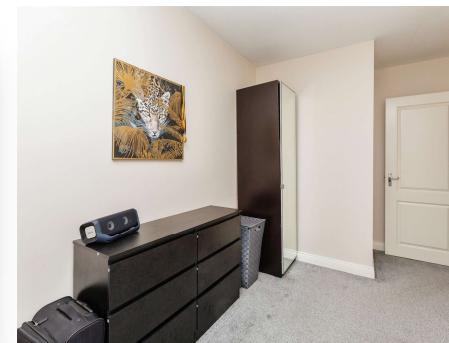
Council Tax Band: C Service Charge: 542.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of

£240,000



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Property Ref:
AYL115009 - 0006

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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