

# hillyards.

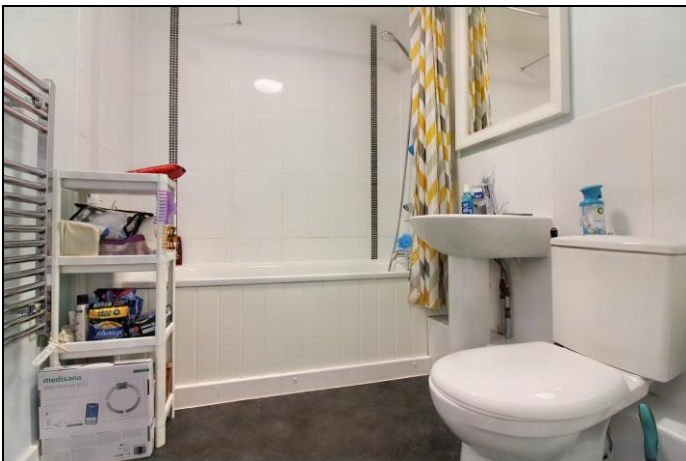


A modern first floor apartment situated on the popular Viridian Square development on the outskirts of Aylesbury town centre. The property will make an ideal 1st time or investment purchase and accommodation consists of lounge, kitchen with integrated appliances, two bedrooms, en-suite shower room and bathroom as well as allocated parking. The property is located just a short walk of Aylesbury's main-line station that offers a regular service to Central London as well as being close to the town centre and the many amenities that has to offer.

**£190,000**

Viridian Square, Aylesbury, Buckinghamshire. HP21 7FY

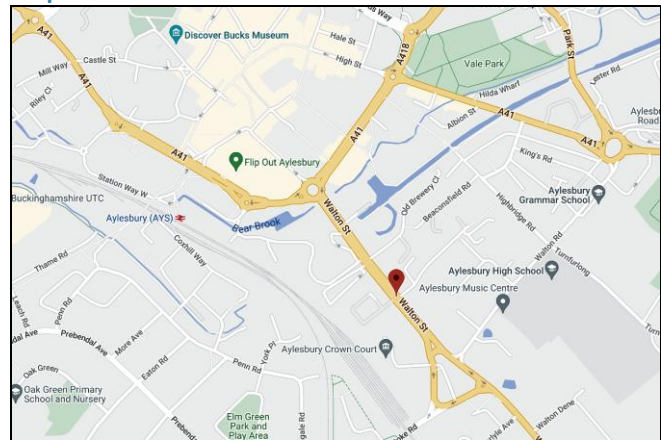
# Viridian Square, Aylesbury, Buckinghamshire. HP21 7FY



Approx Gross Internal Area  
58 sq m / 625 sq ft



## Map



## Parking

There is one allocated parking bay.

## Lease Information

**Lease length** 125 year lease from 2008  
**Service charge** £1700.00 per year  
**Ground rent** approximately £200.00 per year

## Council Tax Band

C (approximately £2135.00 per annum based on 2 adults residing at the property)

## Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Property Misdescription Act 1991:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations 2003:** Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

**Deposit:** Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

**Property Details:** Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

**Floor plan:** for illustrative purposes only, not to scale.