



Flat 4 Mandeville Road, Aylesbury HP21 8AJ

welcome to

Flat 4 Mandeville Road, Aylesbury

- FIRST FLOOR FLAT
- TWO BEDROOMS
- LOUNGE & SEPERATE KITCHEN
- BATHROOM
- RESIDENTS PARKING AREA

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1700.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Feb 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£215,000

view this property online [brownandmerry.co.uk/Property/AYL115526](https://www.brownandmerry.co.uk/Property/AYL115526)



Property Ref:

AYL115526 - 0007

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

10' 10" x 12' 7" (3.30m x 3.84m)

Kitchen

5' 6" x 7' 4" (1.68m x 2.24m)

Bedroom One

10' 8" x 9' 10" (3.25m x 3.00m)

Bedroom Two

12' 4" x 7' 4" (3.76m x 2.24m)

Bathroom

Lease Info

Please note the vendor has advised the property has 109 years remaining on the lease. The vendor has made us aware the ground rent charges are £100 per annum.

Agent Notes

Lease information is provided by the owner of the property and is subject to change. Please contact your legal representative when discussing lease fees.



brown & merry



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