



Green View, Aylesbury HP20 1XP

welcome to

Green View, Aylesbury

Brown & Merry are pleased to offer for sale this one bedroom ground floor maisonette in need of modernisation and being situated in a cul-de-sac location within the popular Coppice development. The property features living room, kitchen, bedroom, wet room, enclosed rear garden backing onto parkland, allocated parking. NO UPPER CHAIN. MUST BE VIEWED.



Accommodation Comprises:

Entrance Porch

Living Room

10' 9" x 10' 5" (3.28m x 3.17m)

Inner Hall

Kitchen

10' x 5' 6" (3.05m x 1.68m)

Bedroom

9' 8" x 8' 10" plus wardrobes (2.95m x 2.69m plus wardrobes)

Wet Room

Outside

Rear Garden

Allocated Parking

Agents Note

This property is being sold via solicitor's instructions. Information such as leasehold details, ground rent and service charge has not been provided, therefore we cannot confirm what these costs will be.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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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Green View, Aylesbury

- GROUND FLOOR MAISONETTE
- ENCLOSED REAR GARDEN
- NEED OF MODERNISATION
- LONG LEASE
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 10.00

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

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL115866 - 0002

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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