



**Kerr Place, Aylesbury HP21 7BB**

welcome to

## Kerr Place, Aylesbury

- TOP FLOOR APARTMENT
- 50% SHARED OWNERSHIP
- OPEN PLAN LOUNGE/KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- ALLOCATED PARKING
- MUST BE VIEWED

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1348.05

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£87,500**

### Accommodation Comprises

#### Entrance Hall

#### Lounge Area

10' 1" x 9' 9" ( 3.07m x 2.97m )

#### Kitchen Area

8' 1" x 6' 11" ( 2.46m x 2.11m )

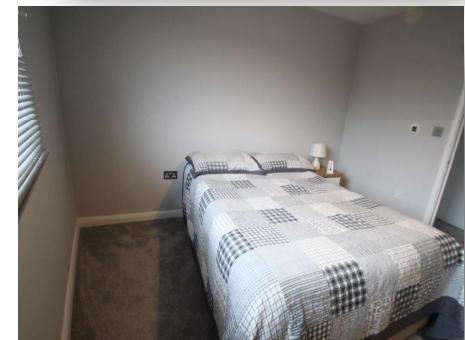
#### Bedroom One

10' 4" x 10' 2" max ( 3.15m x 3.10m max )

#### Bathroom

#### Outside

#### Allocated Parking



Total floor area 38.8 m<sup>2</sup> (417 sq.ft.) approx

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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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.



Property Ref:

AYL115049 - 0007

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