



Viridian Square, Aylesbury HP21 7FX

welcome to

Viridian Square, Aylesbury

We are delighted to present this well-appointed two-bedroom, third-floor apartment located within the sought-after Viridian Square development in the heart of Aylesbury. Ideally situated just 0.5 miles from Aylesbury mainline railway station, the property offers spacious and modern accommodation comprising an open-plan living and kitchen area, two bedrooms, and a family bathroom. Further benefits include a secure, covered allocated parking space.



Accommodation Comprises

Hall

Kitchen

Lounge/ Diner

Bedroom One

Bedroom Two

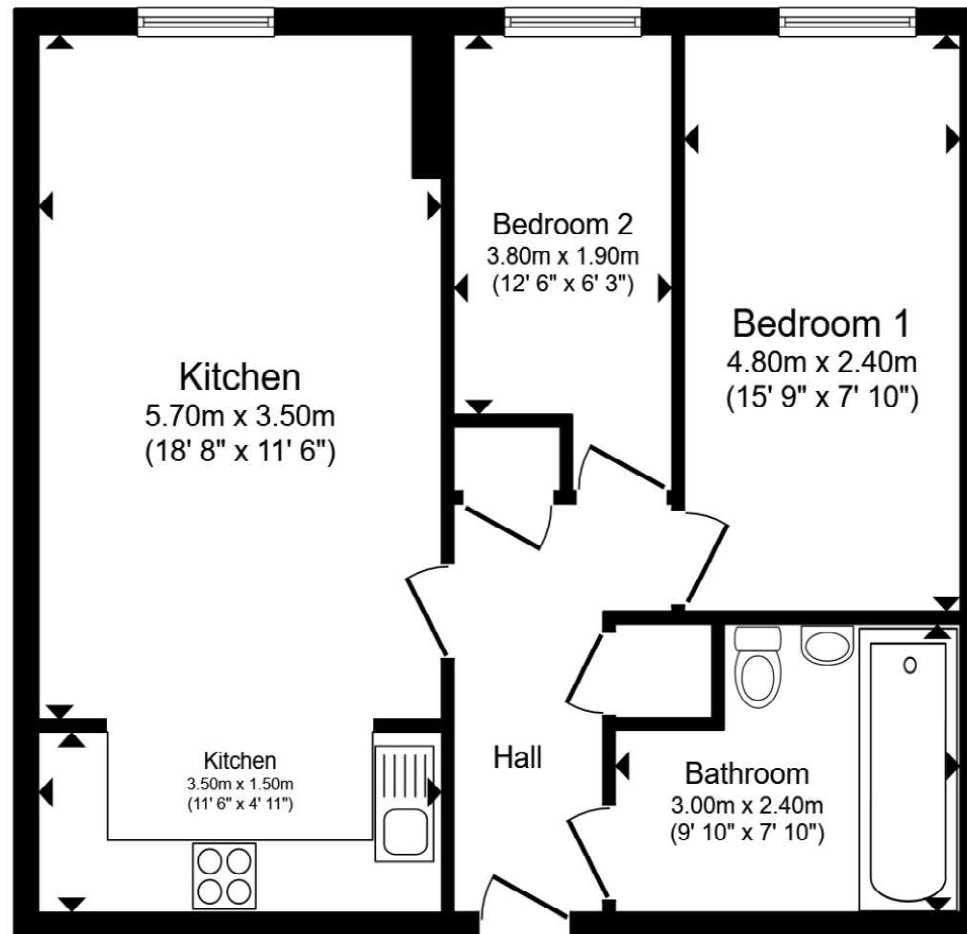
Bathroom

Parking

Communal Gardens

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 58.4 m² (629 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.propertybox.io



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welcome to

Viridian Square, Aylesbury

- NO UPPER CHAIN
- TWO BEDROOM, THIRD FLOOR APARTMENT
- OPEN PLAN LIVING ACCOMMODATION
- SECURED, COVERED PARKING SPACE
- APPROX 0.5 miles to AYLESBURY TRAIN STATION
- IDEAL FIRST TIME PURCHASE OR INVESTMENT
- EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS

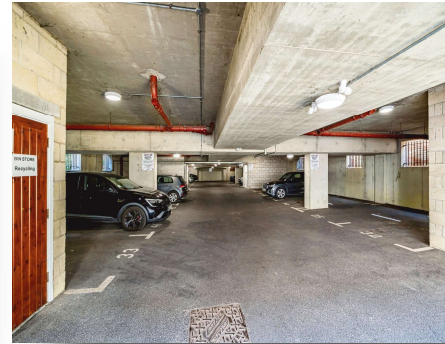
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1370.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Oct 2006.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL116714 - 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.

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