



16 Clivedon Way, Aylesbury, HP19 9AL Offers in excess of £150,000

Goodmove are delighted to present this one bedroom top floor apartment to the market.

Accommodation is well presented throughout and briefly comprises an entrance bright living room which opens into a modern kitchen, one double bedroom and a house bathroom. The property also benefits from an allocated parking space.

Buckingham Park offers a range of local shopping facilities including takeaway, general store and beauty salon. The development boasts a combined school, community centre and excellent transport links which include a regular bus service and Aylesbury Parkway Train Station which is close by in Berryfields. The rail links offer access to London Marylebone in just under an hour. There are plenty of walks locally, including the neighbouring Watermead Lake.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



Leasehold Information

106 years remaining on the lease

Ground rent: The vendors are in the process of varying the lease and they have advised there will be a peppercorn ground rent on completion of the sale

Maintenance charge: £1,789.09 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

