

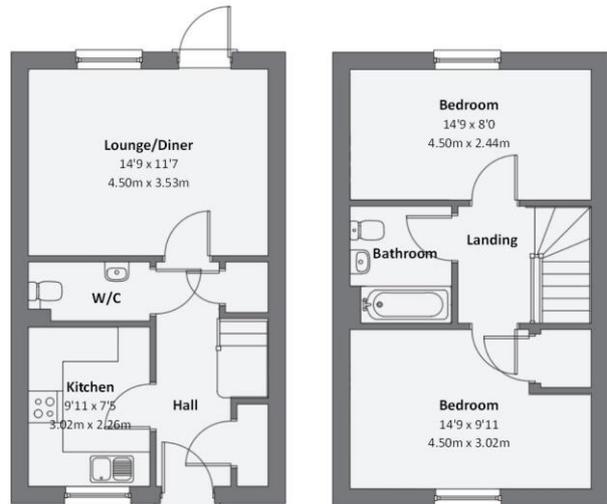
hillyards.



A two bedroom semi-detached house that was constructed in 2022 and is situated in the popular Buckinghamshire village of Stewkley. Accommodation consists of lounge/diner, kitchen, cloakroom, two bedrooms and bathroom as well as good size rear garden & driveway parking to the front for two vehicles. There are no staircase restrictions on this property so a potential buyer can purchase up to 100% in the future.

£124,000 - 40% shared ownership

34 Chappell Way, Stewkley, Buckinghamshire. LU7 0GT



Rear Garden

There is an enclosed rear garden laid mainly to lawn with gated side access and initial patio area.

Driveway Parking

There are two driveway parking spaces located to the front of the property.

Lease Length

124 years remaining.

Monthly Charges

£446.56 (comprised of £1.74pm insurance, £419.31pm rent, £25.51pm service charge)

Council Tax Band

C (approximately £1907.21 per annum based on 2 adults residing at the property).

Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor Plan: For illustrative purposes only, not to scale.