



\*REFURBISHED THROUGHOUT \*PRIVATE REAR GARDEN \*ALLOCATED PARKING\*

The property is situated on the popular Oldhams Meadow that is within walking distance of Aylesbury town centre and also benefits from a full refurbishment including new kitchen and bathroom as well as re-landscaped rear garden

Accommodation consists of own entrance, lounge, refitted kitchen, double bedroom and refitted bathroom as well as offering an allocated parking space, and double glazing.

One week holding deposit required to secure - £230.76

£1,000 Per Calendar Month

10 Oldhams Meadow, Aylesbury, HP20 2UU

Lounge

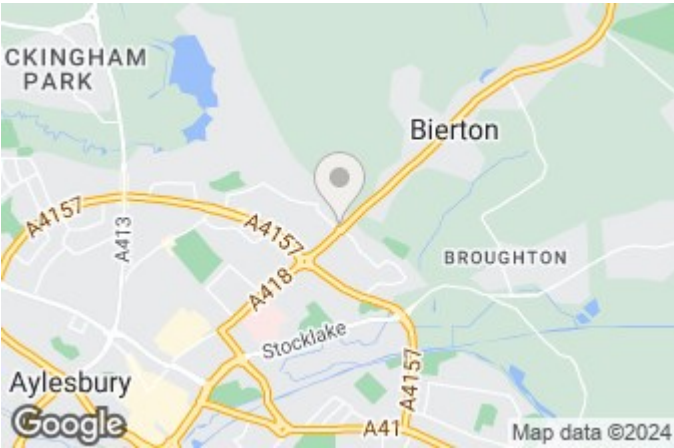
11'7 x 11'1

Kitchen

11'10 x 6'10

Bedroom

11'10 x 7'11



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

hillyards.