

# hillyards.



Hillyards Estate Agents are offering this first floor studio apartment for sale with no onward chain. The property is located just a short walk from Aylesbury town centre and main line railway station making it an ideal purchase for an investment or first-time buyer. Accommodation consists of entrance hall, lounge/bedroom, refitted kitchen and refitted bathroom as well as communal parking. This property should achieve around £750.00 per month for rental.

**£107,000**

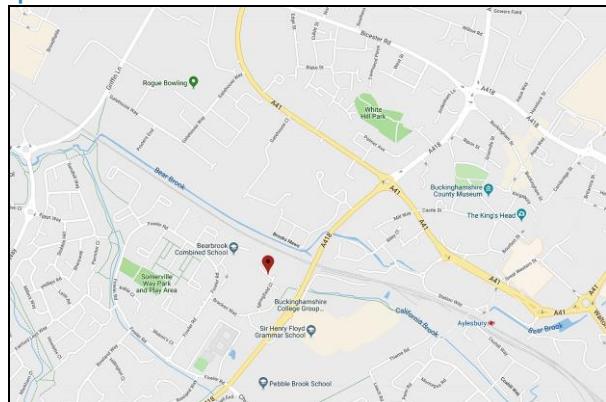
Roald Dahl House, Wycliffe End, Aylesbury, Bucks. HP19 7XB



## Allocated parking

There is a parking area located to the side of the property.

## Map



## Lease Information

Lease length 90 years remaining

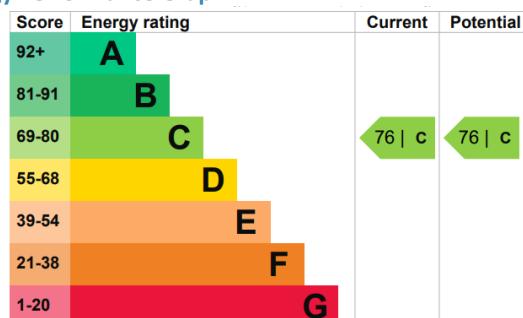
Service charge/ground rent £193.91 per month

The service charge includes water, heating, use of laundry, buildings insurance, communal cleaning, gardening & security.

## Council Tax Band

A (approximately £1034.00 per annum based on 1 adult residing at the property).

## Energy Performance Graph



**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.