

hillyards.



- No DSS tenants
- No pets
- 2 double bedrooms
- Close to town centre

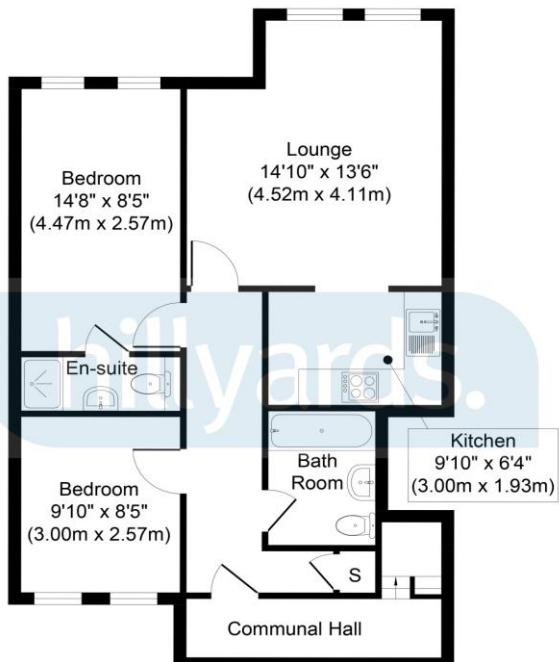
- Allocated parking
- Double glazing & central heating
- Council tax band C
- Deposit: £1275.00

£850 per calendar month

Florey Gardens, Aylesbury, Buckinghamshire. HP20 1RW

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Approximate Floor Area
625 sq. ft
(58.06 sq. m)



Accommodation

Lounge/Diner	13'6 x 14'10 (4.11m x 4.52m)
Kitchen	9'10 x 6'4 (3.00m x 1.93m)
Bedroom	14'8 x 8'5 (4.47m x 2.57m)
Bedroom	9'10 x 8'5 (3.00m x 2.57m)

Parking

The property includes an allocated parking space in the underground car park.

Property Information

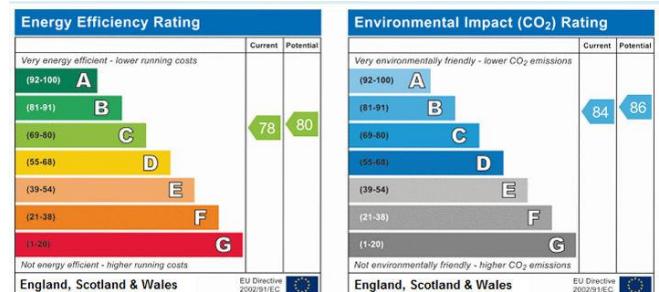
Map



Council Tax Band

C (approximately £1547 per annum based on 2 adults residing at the property).

Energy Performance Graph



Deposit: Hillyards will take a deposit equivalent to 1.5 month's rent. This will be held in the DPS custodial deposit scheme for the duration of your tenancy.

Fees: An admin fee is taken by Hillyards from the tenant prior to starting the application and referencing procedure. This fee enables us to take the property off the market, cancel all viewings and start the referencing procedure. The fee is non-refundable unless the landlord cancels the tenancy prior to a tenancy agreement being signed. Full details of fees can be found on www.hillyardsestateagents.co.uk

Property Details: 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: Not to scale, for illustrative purposes only.