

hillyards.



A one bedroom ground floor flat located to the popular Poets Chase development on the south side of Aylesbury. This apartment will make an ideal purchase for first time or investment buyers as it is located within walking distance to Aylesbury town centre and main-line station. The accommodation consists of lounge/diner, refitted kitchen, bedroom and refitted bathroom as well as one allocated parking space, UPVC double glazing and a share of the freehold.

£180,000

Poets Chase, Aylesbury, Buckinghamshire. HP21 7LW

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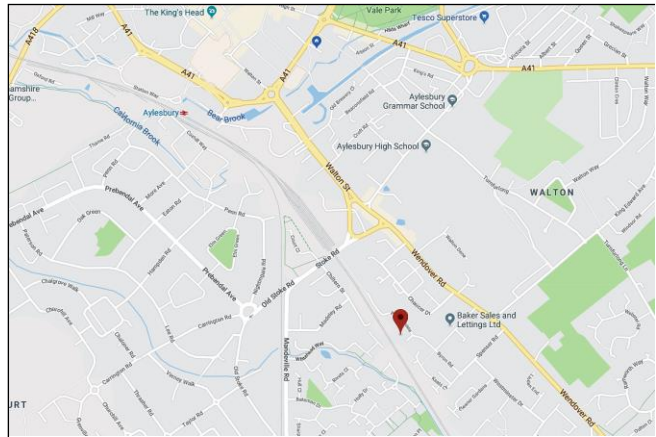
Total area: approx. 41.4 sq. metres (445.5 sq. feet)

Allocated parking

There is one allocated parking space.

Property Information

Map



Lease Information

The property comes with a share of the freehold.

Lease length 999 years from 1987

Service charge £90.54 per month

Ground rent None

Council Tax Band

B (approximately £1659.71 per annum based on 2 adults residing at the property)

Energy Performance Graph

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

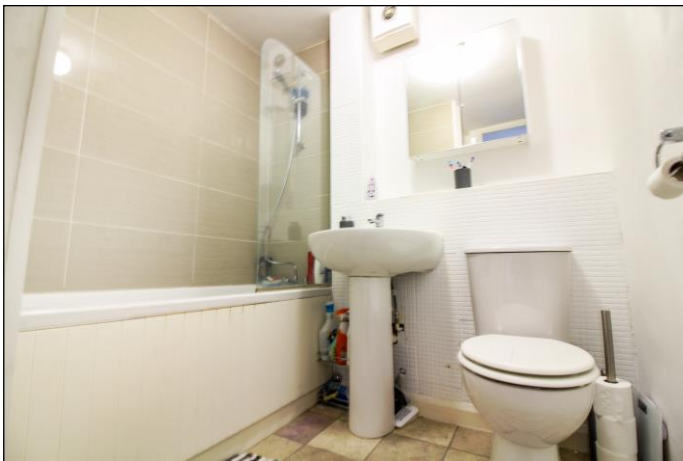
Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for 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.



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