

hillyards.

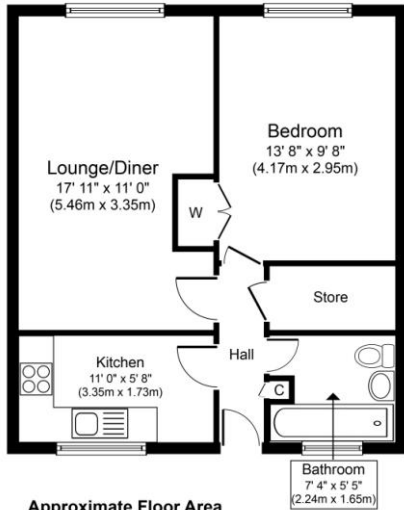


Hillyards Estate Agents are pleased to bring to the market this one bedroom ground floor flat that is situated in the popular Buckinghamshire village of Aston Clinton. The property is being offered with no upper chain and will make an ideal purchase for first time buyers & investment buyers. Accommodation consists of entrance hall, lounge/diner, kitchen, bedroom and bathroom as well as gas central heating, UPVC double glazing, brick storage shed and use of communal garden.

£164,950

Beaconsfield Road, Aston Clinton, Buckinghamshire. HP22 5JX

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Approximate Floor Area
510 sq. ft.
(47.4 sq. m.)

Accommodation

Entrance Hall

Lounge/Diner 17'11 x 11'0 (5.46m x 3.35m)

Kitchen 11'0 x 5'8 (3.35m x 1.73m)

Bedroom 13'8 x 9'8 (4.17m x 2.95m)

Bathroom

Communal Garden

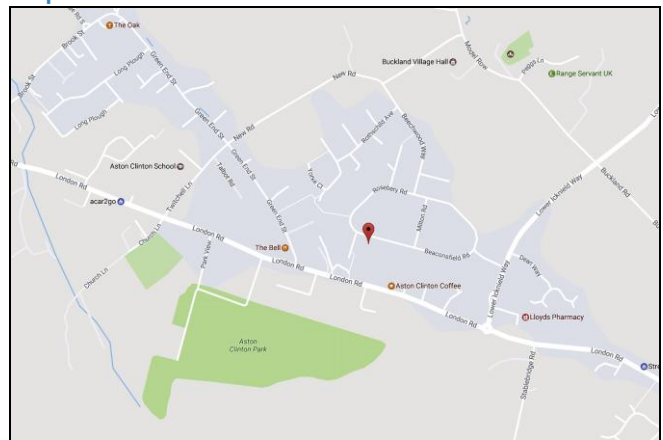
There is a shared garden to the front of the block for use by residents with washing lines and brick storage sheds.

Parking

On street parking.

Property Information

Map



Lease Information

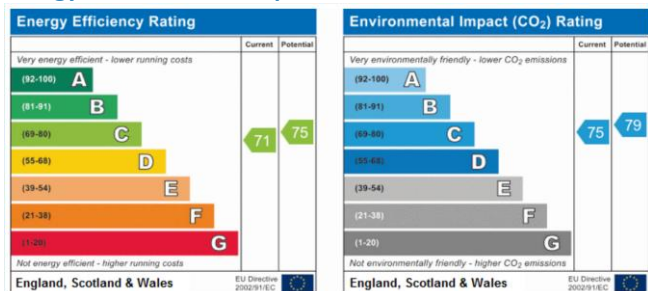
Lease length Approximately 97 years remaining.

Service charge Approximately £27.00 per month.

Council Tax Band

B (approximately £1145.00 per annum based on 2 adults 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.

