



CLOSE TO TOWN & STATION - NO UPPER CHAIN - PRIVATE GARDEN AREA - Hillyards Estate Agents offer this modern apartment that is situated close to Aylesbury town centre and main-line railway station that offers a regular service to Central London. The property accommodation includes lounge/diner, kitchen with integrated appliances, two double bedrooms with built-in wardrobes, en-suite shower room and bathroom. Other benefits include private garden area, Juliette balcony, undercroft parking, gas central heating and no onward chain. The property also has a 999 year lease (from new).

£220,000 Leasehold

75 Barnshaw House, Aylesbury, Bucks HP21 8FH

Lounge/Diner

18'7 x 12'7

Kitchen

13'0 x 6'2

Bedroom

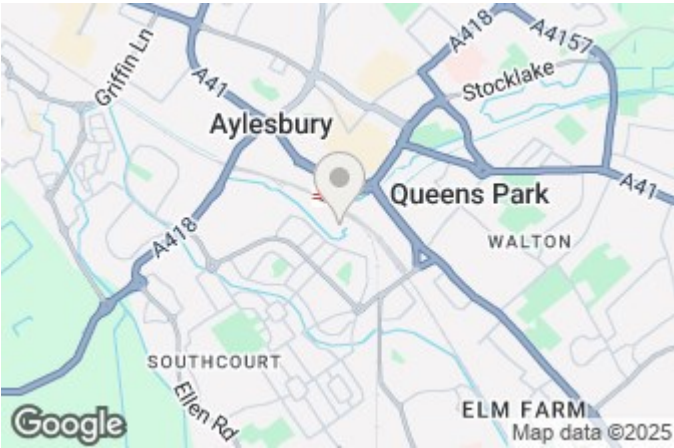
12'0 x 10'0

Bedroom

9'1 x 8'9

Garden

18'5 x 15'9



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.