



**\*2 BEDROOM TOWN CENTRE APARTMENT\*** This impressive apartment is a short walk from Aylesbury town centre and the main line train station.

Accommodation comprises of communal entrance, communal landing, entrance hall, lounge, dining room, kitchen, two bedrooms and family bathroom. The property has recently been redecorated throughout.

The property also benefits from allocated parking (2 spaces), double glazing throughout, security entry phone and white goods in the kitchen. it also fronts on to Vale Park.

Call now to arrange a viewing.

One week holding deposit required to secure - £265.38

£1,095 Per Calendar Month

38 Hilda Wharf, Aylesbury, Buckinghamshire HP20 1RJ

Lounge

13'0" x 9'10"

Bedroom

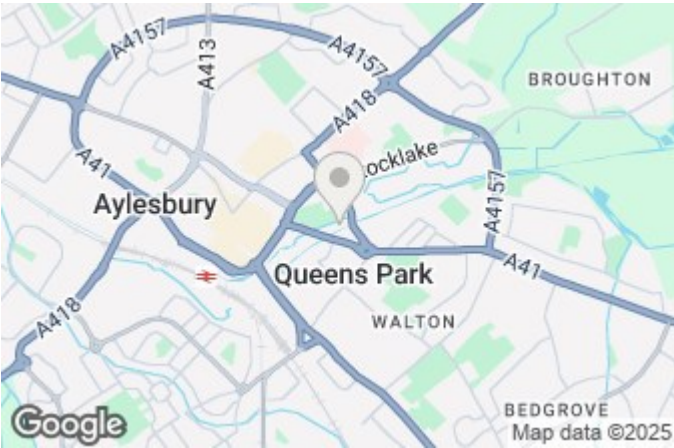
10'9" x 9'4"

Bedroom

9'8" x 7'8"

Kitchen

7'2" x 6'4"



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.