

# hillyards.



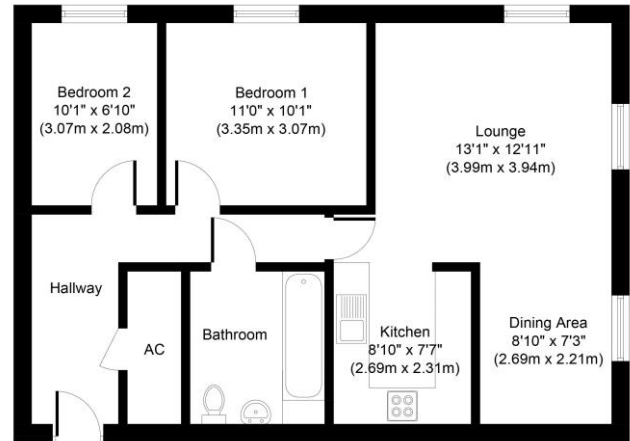
Hillyards are please to bring to the market this modern two bedroom ground floor apartment that would make an ideal purchase for investment buyers, commuters or 1st time buyers. The property is well located for many local amenities and is just a short walk through the park to Aylesbury town centre and close to the main-line station that offers a regular service to Central London in around one hour. The accommodation consists of lounge with dining area, refitted kitchen with integrated appliances, two bedrooms and bathroom as well as offering allocated parking. An internal viewing comes highly recommended to truly appreciate the location, condition and practicality of this apartment.

**£210,000**

**Boldison Close, Aylesbury, Buckinghamshire. HP19 8JL**



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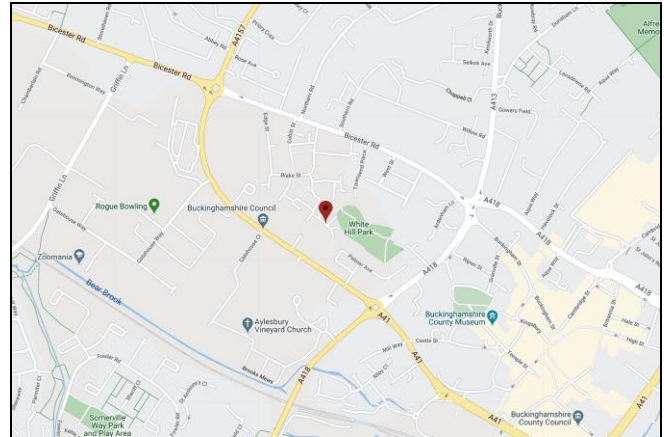
## Parking

There is one allocated parking bay.

## Lease Information

Lease length 150 year lease from 2015  
Service charge approximately £115.00 per month  
Ground rent approximately £175.00 per year

## Map



## Council Tax Band

C (approximately £1724.00 per annum based on 2 adults residing at the property)

## Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	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.