

hillyards.



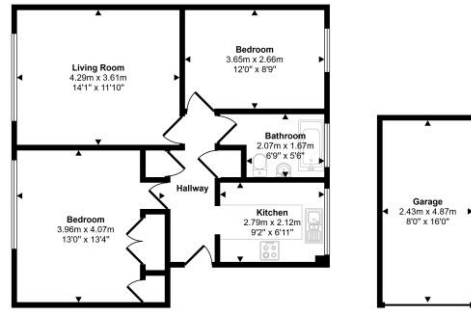
Scan for further info

- Top floor apartment
- No upper chain
- Close to town & station
- Two double bedrooms
- Garage to rear
- Extended lease

£187,000 - Leasehold

Bishops Walk, Aylesbury, Buckinghamshire. HP21 7LF

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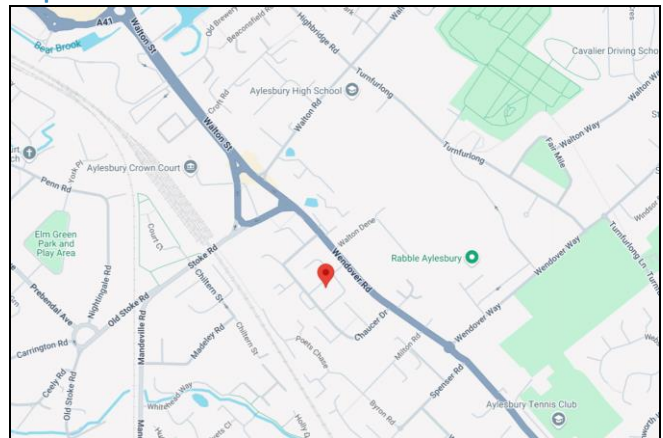
Garage

There is a single garage located in a block to the rear of the property.

Communal Garden

There is a communal garden located to the rear of the property laid mainly to lawn with gated access to garage.

Map



Lease Length

168 years remaining. (The lease is currently in the process of being increased)

Service Charge

£1232.00 per year paid quarterly.

Ground Rent

£25.00 per year

Council Tax Band

B (approximately £1868.00 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		
55-68	D	61 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.

