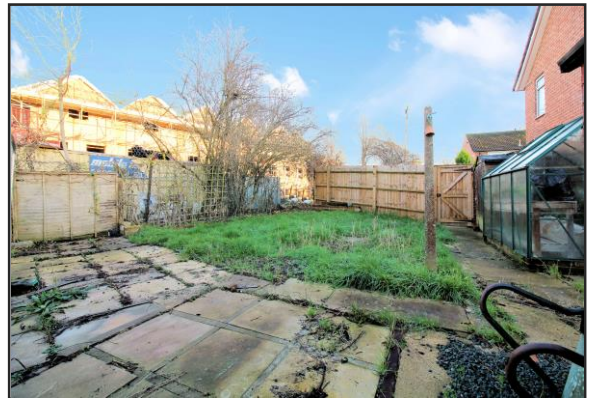


hillyards.

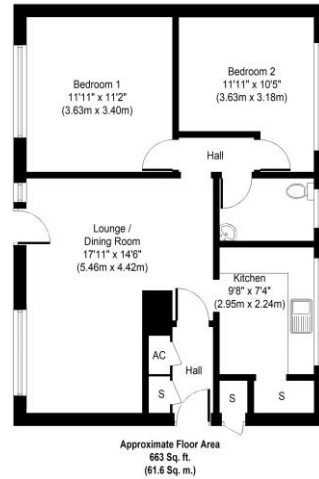


Hillyards are pleased to offer this spacious ground floor flat that boasts direct access to a sizeable private garden and has no onward chain. The property is located just off Tring Road in Aylesbury and within walking distance to the town centre & main line station. being offered with no onward chain. Accommodation consists of lounge/diner, kitchen, two double bedrooms and wet room as well as gas central heating and UPVC double glazing.

£199,950

Tring Road, Aylesbury, Buckinghamshire. HP20 1LZ

Tring Road, Aylesbury, Buckinghamshire. HP20 1LZ



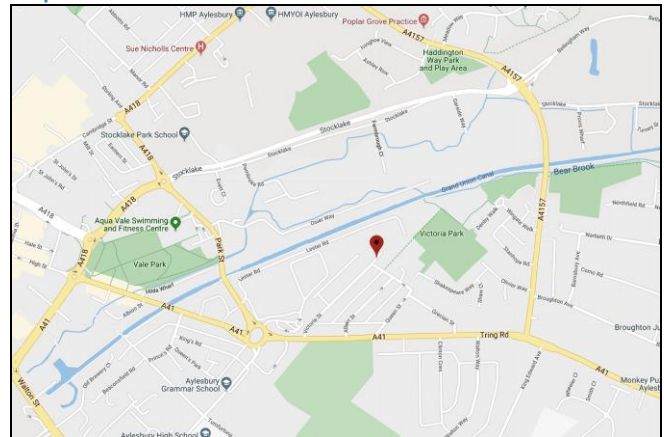
Rear Garden 34'0 x 30'0 – Side Garden 32'0 x 31'0 (approx.)

There is a private garden with direct access from the lounge/diner. There are gardens to the rear and side laid partly to lawn, paving & decking.

Parking

On street parking.

Map



Lease & Service Charges

Length of lease

Approximately 94 years remaining

Service charge

Approximately £410.00 per year

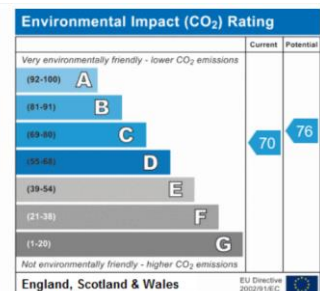
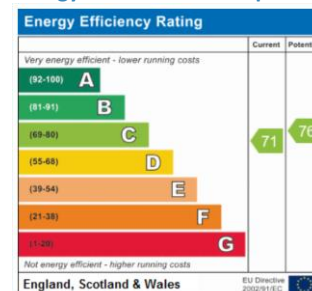
Ground rent

£10.00 per year

Council Tax Band

B (approximately £1447.00 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.

Floor Plan: For illustrative purposes only, not to scale.