

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to offer this modern ground floor apartment situated just a short walk from the main line railway station in Aylesbury town centre. The property is being offered to the market with no upper chain and consists of entrance hall via communal entrance, lounge/diner, fitted kitchen with built-in appliances, two bedrooms and bathroom as well as secure parking.

Offers in excess of £180,000

Viridian Square, Aylesbury, Buckinghamshire. HP21 7FZ

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Ground Floor

Communal Entrance:

Enter via security locked front door, door to apartment.

Entrance Hall:

Enter via front door, electric heater, security video phone, wood effect laminate flooring, airing cupboard, built-in storage cupboard, doors to all accommodation.

Lounge/Diner:

17'11 x 11'7 (5.46m x 3.53m)

UPVC double glazed French doors to Juliette balcony, electric heater, telephone and television points, opening to kitchen.

Kitchen:

11'7 x 6'1 (3.53m x 1.85m)

A range of wall and base level units with roll top work surfaces and splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and four ring hob with cooker hood over, built-in fridge/freezer and dish washer, space and plumbing for washing machine, ceiling inset down lighting.

Bedroom 1:

15'8 x 8'1 (4.78m x 2.46m)



UPVC double glazed window to front aspect, electric heater, telephone and television points.

Bedroom 2:

9'8 x 5'10 (2.95m x 1.78m)

UPVC double glazed window to front aspect, electric heater.

Bathroom:

A three piece white suite consisting of panel bath with mixer tap and shower attachment plus glass screen, hidden cistern w/c and wash hand basin, tiling to water sensitive areas, extractor fan, tiled flooring, shaver point.

Exterior

Communal Garden:

There is well kept communal garden to the front of the block maintained by the management company.

Parking:

There is one secure allocated parking bay.

Property Info

Directions:



Council Tax Band:

C (approximately £1281.61 per annum based on 2 adults residing at the property)

Energy Performance Graph:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-plus)		A (82-plus)	
B (81-91)		B (81-81)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Lease Information

Length of Lease:

Approximately 996 years remaining.

Maintenance/Service Charges:

Approximately £78.00 per month.

Ground Rent:

Approximately £200.00 per annum.

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.