

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to offer to the market this top floor apartment situated on a modern development on the Southside of Aylesbury. The property has recently been redecorated and is kept in immaculate condition throughout. Accommodation consists of entrance hall, lounge open plan to fitted kitchen, two double bedrooms and four piece bathroom. Other benefits include UPVC double glazing, gas central heating and secure allocated parking. The rental potential for this property is excellent due to its proximity to Stoke Mandeville Hospital and it should command around £795 per month.

£170,000 Leasehold

Hancock Close, Aylesbury, Buckinghamshire. HP21 9AU

Ground Floor

Communal Entrance:

Enter via security locked front, stairs rising to all floors, door to apartment.

Second Floor

Entrance Hall:

Built-in storage cupboard, radiator, access to loft via ceiling inset hatch, security entrance phone, doors to bedrooms, bathroom and lounge.

Lounge:

14'7 x 8'2 (4.44m x 2.49m)

UPVC double glazed window to front aspect, radiator, telephone, satellite and television points, opening to kitchen.

Kitchen:

8'1 x 9'0 (2.46m x 2.74m)

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

Bedroom 1:

12'3 x 9'5 (3.73m x 2.87m)

UPVC double glazed window to front aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space, telephone and television points.

Bedroom 2:

10'6 x 8'2 (3.20m x 2.49m)

UPVC double glazed window to front aspect, radiator, telephone point.

Bathroom:



A four piece white suite consisting of double shower cubicle, bath with mixer tap, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, extractor fan, radiator.

Exterior

Communal Areas:

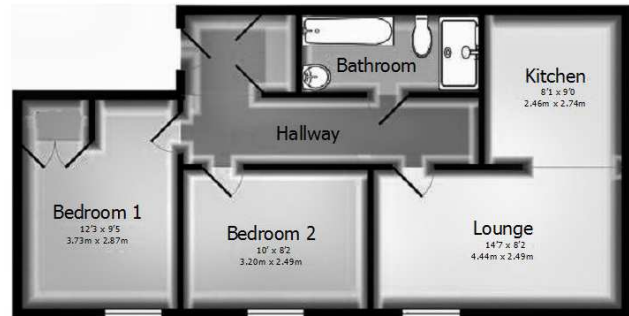
There are two well kept communal gardens to the side and rear of the block maintained by the management company. There is also a communal bike storage area.

Parking:

There is one allocated secure parking bay located to the rear of the property.

Property Info

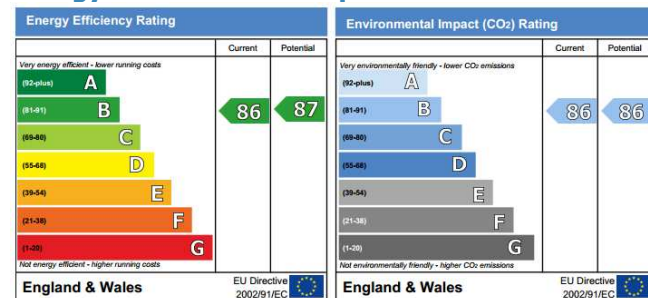
Floor Plan:



Council Tax Band:

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

Energy Performance Graph:



Lease Information

Length of Lease:

117 years remaining as of 1st January 2015.

Maintenance/Service Charges:

Approximately £1340 per year.

Ground Rent:

Approximately £200 per year.

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.

Floorplan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.