

AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to offer this first floor studio apartment offered to the market with no upper chain. The property would suit an investment buyer as there is a tenant looking to stay on. Situated in a cul-de-sac location on the popular Cleveland Park development the properties accommodation consists of open plan lounge/bedroom, kitchen, dressing area and bathroom as well as allocated parking.

£92,950 Leasehold

Batchelor Close, Aylesbury, Buckinghamshire. HP20 2BX

Ground Floor

External Landing:

External stairs leading to first floor landing, front door to apartment.

First Floor

Lounge/Bedroom:

14'9 x 8'9 (4.50m x 2.67m)

Enter via front door, two UPVC double glazed windows to front aspect, electric storage heater, telephone and television points, archway to kitchen and storage room.

Kitchen:

8'11 x 7'3 (2.72m x 2.21m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, sink and drainer unit with mixer tap, spaces for cooker, fridge/freezer and washing machine, access to airing cupboard, UPVC double glazed window to rear aspect.

Storage Room:

Access from lounge/dining room, extractor fan, access to loft via ceiling inset hatch, door to bathroom.

Bathroom:

A three piece suite consisting of shower cubicle, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, wall mounted electric heater, wall mounted light and shaver point, UPVC double glazed window to rear aspect.

Exterior

Communal Garden:

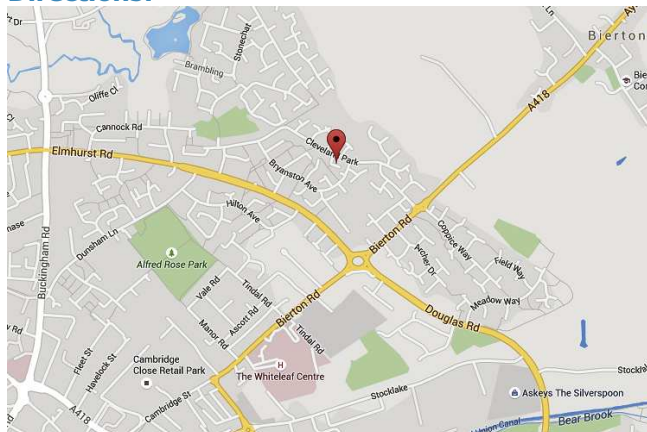
There are communal gardens surrounding the property.

Parking:

There is one allocated parking bay located to the front of the property as well as a communal parking area to the side.

Property Info

Directions:



Council Tax Band:

A (approximately £760.50 per annum based on 1 adult residing at the property)

Energy Performance Graph:

Awaiting File.

Lease Information

Length of Lease:

Approximately 70 years remaining.

Maintenance/Service Charges/Ground Rent:

Approximately £20 per month.

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.