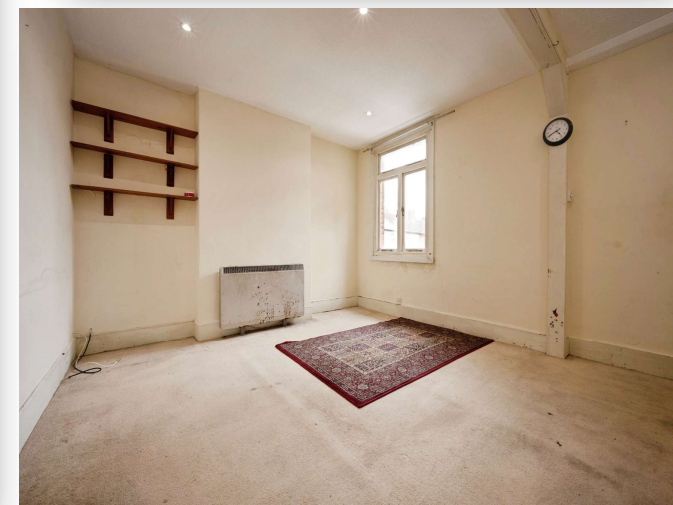




West Street, Aylesbury HP19 8AJ

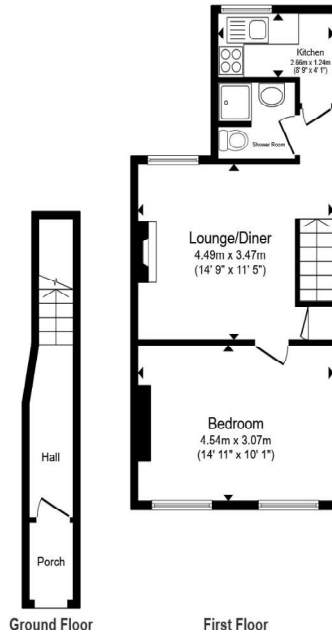
welcome to West Street, Aylesbury

- NO UPPER CHAIN
- FIRST FLOOR MAISONETTE
- LIVING ROOM & BEDROOM
- KITCHEN & SHOWER ROOM
- SMALL GARDEN AREA BEHIND PARKING
- OFF-ROAD PARKING
- MUST BE VIEWED

Tenure: Leasehold EPC Rating: E
Council Tax Band: A
Service Charge: Ask Agent
Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Total floor area 45.3 m² (488 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Accommodation Comprises

Entrance Hallway

Stairs to first floor.

First Floor/Hallway

Living Room

14' 9" x 11' 5" (4.50m x 3.48m)

Kitchen

8' 9" x 4' 1" (2.67m x 1.24m)

Bedroom

Shower Room

Outside

Off Road Parking

Agent Note

The term of the lease is 99 years from 25/03/1987, which means there are currently 60 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online brownandmerry.co.uk/Property/AYL116792



Property Ref:

AYL116792 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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