



Paddock Close, Aylesbury HP19 7BJ

welcome to

Paddock Close, Aylesbury

- TWO DOUBLE BEDROOM APARTMENT
- POPULAR FAIRFORD LEYS
- LOUNGE/DINING ROOM
- EN-SUITE TO MASTER BEDROOM
- BATHROOM
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1638.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000

view this property online brownandmerry.co.uk/Property/AYL116616



Property Ref:

AYL116616 - 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.

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Accommodation Comprises:

Entrance Hall

Lounge/Dining Room

Kitchen

Master Bedroom

En-Suite Shower Room

Bedroom Two

Bathroom

Outside

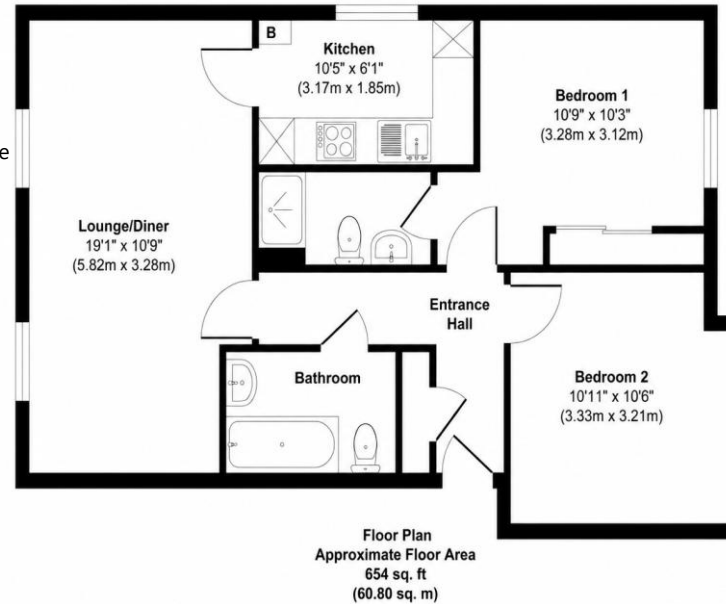
Allocated Parking

Agents Note

Photos were taken before current tenancy.



Paddock Close



Approx. Gross Internal Floor Area 654 sq. ft / 60.80 sq. m

Produced by Elements Property




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