



Purssell Road, Weston Turville HP22 3AS

welcome to

Purssell Road, Weston Turville

Accommodation comprises an entrance hall with entry phone system, an open-plan living/dining area with a modern fitted kitchen and integrated appliances, a generous double bedroom, and a contemporary bathroom. Further benefits include double glazing throughout, an allocated parking space, communal gardens, and a secure bike store.



Entrance Hall

**Living/Dining/Kitchen
Bedroom**

Bathroom

Outside

Allocated Parking

**Communal Gardens & Bike
Store**

Agent Note

"Please note that the AML fee covers 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."



Total floor area 55.6 m² (598 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


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welcome to

Purssell Road, Weston Turville Aylesbury

- Spacious ground floor apartment
- Open plan living accommodation
- Remainder of NHBC warranty
- Allocated parking space
- Excellent access to the A41 towards London
- No upper chain

Tenure: Leasehold EPC Rating: B Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL116127 - 0005

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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