



Somerville Way, Aylesbury HP19 7QT

welcome to

Somerville Way, Aylesbury

- First Floor One Bedroom Maisonette
- Spacious Living Room
- Kitchen with Ample Storage
- Overlooking the Green
- Walking Distance to Aylesbury Town Centre (0.9 mile)
- Communal Gardens

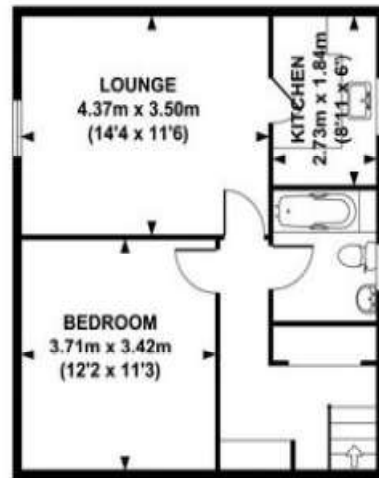
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 408.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 111 years from 23 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



GROSS INTERNAL AREA (Approx) 492 sq.ft / 46 sq.m

FOR IDENTIFICATION ONLY-NOT TO SCALE

Accommodation Comprises

Entrance Hall

Lounge

14' 4" x 11' 6" (4.37m x 3.51m)

Kitchen

8' 11" x 6' (2.72m x 1.83m)

Bedroom

12' 2" x 11' 3" (3.71m x 3.43m)

Bathroom

Outside

Communal Garden

Agents Notes

This property is offered for sale on behalf of a third-party company. We have not been provided with any leasehold information and are therefore unable to confirm the existence or amount of any applicable charges. Interested parties should obtain further details through their solicitor or legal representative.



view this property online brownandmerry.co.uk/Property/AYL116741



Property Ref:

AYL116741 - 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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