





£170,000

A rarely available two bedroom retirement apartment in Hanover Court, Aylesbury- set in a quiet location the property has easy access to the town centre- comprising entrance hallway, lounge, kitchen, two bedrooms, refitted shower-room, private access into the communal landscaped gardens, communal socialising lounge and kitchen, games room, laundry room, warden monitoring, viewing recommended.

Property Description

LEASE

Lease: 117 years remaining. Service charges/ground rent: £231.30 per calendar month. The service charge includes building and grounds maintenance, communal cleaning, communal window cleaning, gardening insurance.

ENTRANCE

Communal security entrance opens to communal hallway, front door opens to:

ENTRANCE HALL

Built in cupboard, door to airing cupboard, storage heater, security intercom, doors to:

LOUNGE 13' 1" x 13' 1" (3.98m x 3.98m)

Double glazed window to the rear, storage heater, door to kitchen. TV point and telephone point.

KITCHEN 10' 4" x 6' 9" (3.15m x 2.06m)

Range of storage units at base and eye level, rolled edge work surface areas, one and a half bowl single drainer sink unit with mixer tap, fitted oven and ceramic hob with cooker hood over, fridge/freezer, extractor, wall mounted electric heater, double glazed door to the rear garden,

BEDROOM ONE 13' 2" x 9' 2" (4.01m x 2.79m)

Double glazed window to the rear, storage heater.

BEDROOM TWO 13' 2" x 6' 10" (4.01m x 2.08m)

Double glazed window to the rear, storage heater.

REFITTED SHOWER ROOM

Refitted suite comprising glazed shower cubicle, low level wc, wash hand basin set in vanity unit, back-lit vanity mirror.

OUTSIDE

GARDENS

Beautifully landscaped communal gardens providing seating areas, laid to lawn, flower and shrub planting.

COMMUNAL AREAS

Communal entertainment lounge and kitchen. Separate communal games room. Communal laundry room. Warden monitoring.

PARKING

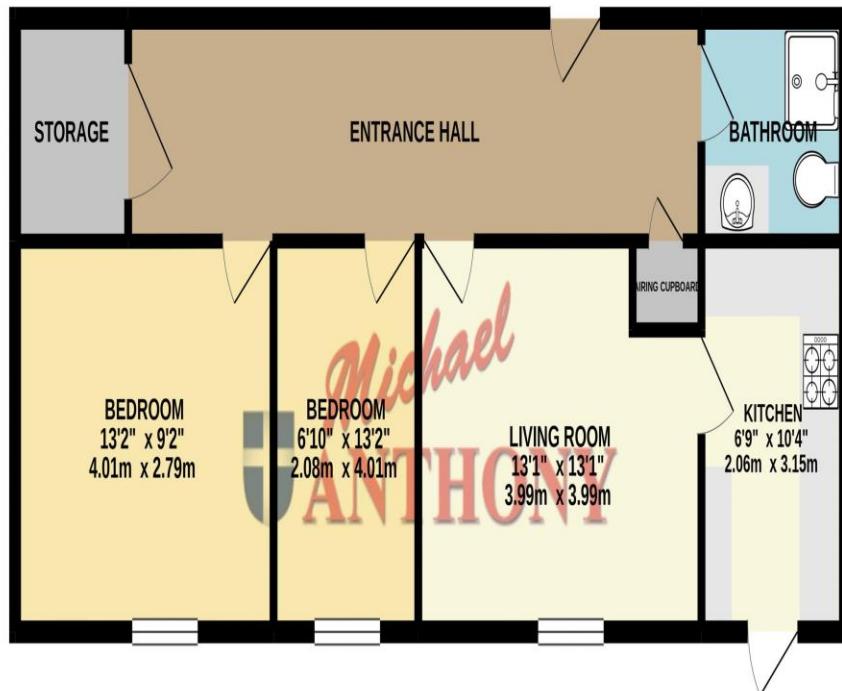
Resident and visitor parking located at the front of the building.

ADDITIONAL INFORMATION

Residents are accepted from age 60. Both cats and Dogs generally accepted (permission must be sought first.)

GROUND FLOOR

661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Energy Efficiency Rating

