







**£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.

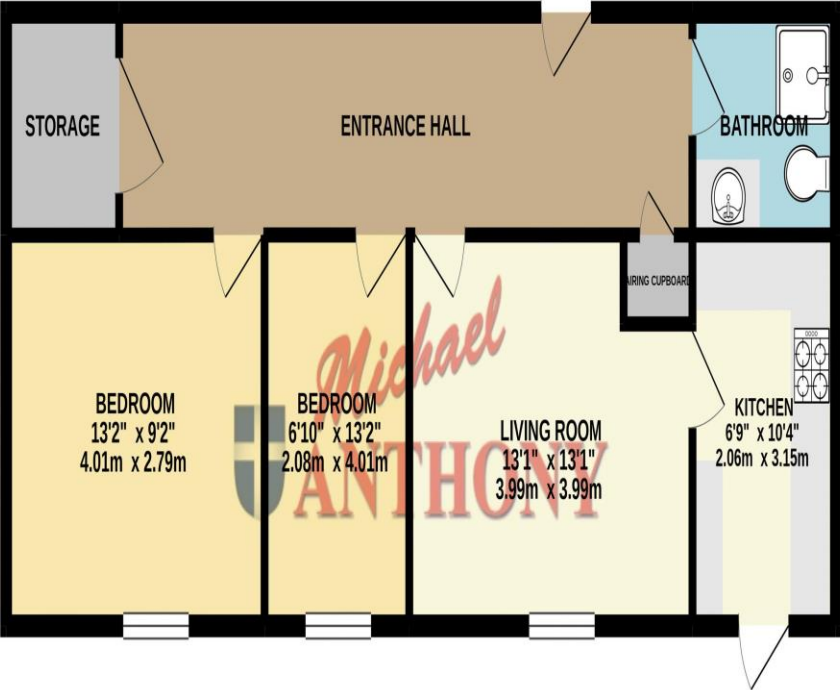
## PARKING

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.

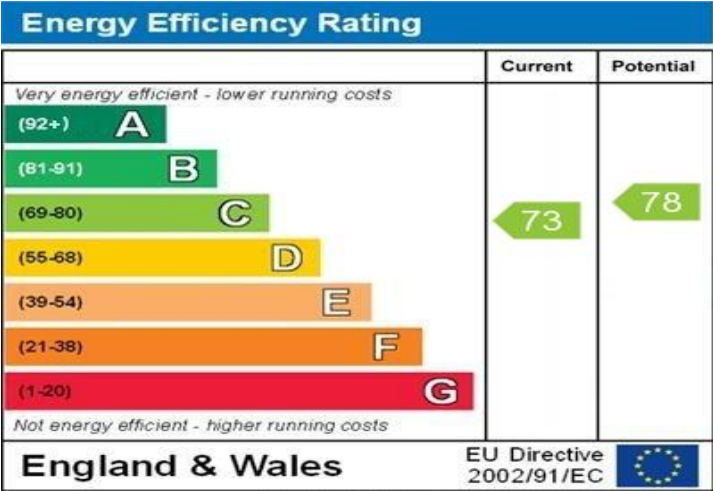


TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

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.

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