



View of block



Flat 25 Wentworth House, Oxford Road
Offers in Excess of £180,000 Leasehold

Located close to Aylesbury town centre we are delighted to offer to the market this very well presented one bedroom apartment. The property is less than five years old and benefits from a open plan living space with a kitchen with built in appliances, a long lease and an underground allocated car parking space. The Prebendal Court development has been finished to a high standard and benefits from it's own residents gym. A viewing is highly recommended at this property, please call today.

Flat 25

Aylesbury
Buckinghamshire
HP19 8EY

- TOWN CENTRE APARTMENT
- LONG LEASE
- UNDERGROUND CAR PARK
- RESIDENCE GYM
- LESS THAN 5 YEARS OLD
- OPEN PLAN LIVING SPACE
- KITCHEN WITH BUILT IN APPLIANCES
- DOUBLE BEDROOM
- A SHORT WALK TO SHOP, BARS & RESTAURANTS
- WALKING DISTANCE TO RAILWAY STATION
- Council Tax Band: B

LEASE INFORMATION: Lease length: 125 years with 121 years remaining.
Maintenance: £1048 per annum. Ground rent: £300 per annum.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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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