2 Bedroom Second Floor Apartment

10 Viridian Square, Aylesbury, Bucks, HP21 7FX





£215,000 LEASEHOLD

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LOCATION

Situated in Aylesbury town centre just a short walk from the London bound mainline train station; connecting to London Marylebone in just under an hour. Aylesbury is situated between High Wycombe and Milton Keynes with good transport links to both. Well connected by road and rail Aylesbury is home to many commuters.

CENTRAL LOCATION

TWO BEDROOMS

ENSUITE SHOWER

WALK TO TRAIN STATION

ALLOCATED PARKING

MODERN FITTED KITCHEN

MODERN FITTED BATHROOM

LOUNGE/DINING SPACE

UPVC DOUBLE GLAZING

As well having strong transport links the Garden Town of Aylesbury is surrounded by areas of outstanding beauty. The area benefits from many sought after and high achieving Schools, an array of recreational, leisure and shopping facilities.

LIVING AREA

BEDROOM

Comprising a double bedroom and a reasonable sized second bedroom

BATHROOM

Three piece bathroom suite comprising panel bath, wash hand basin, low level WC. Ensuite shower to master bedroom.

RECEPTIONS

Living accommodation is offered by way of a living and dining room .

KITCHEN

A modern kitchen comprising units at base and eye level with work surface areas, integrated oven with hob over, space for washing machine and fridge freezer.









SUMMARY

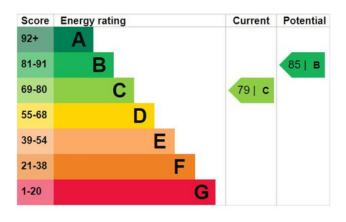
WeSoldit.co.uk are pleased to present to the market this first floor two bedroom apartment on this popular gated development, situated just a 0.5mile walk from the centre of town and 0.4miles to the London bound mainline train station. Accessed via a secure communal entrance (with security entrance telephone system) the property comprises entrance hall, lounge/diner, modern fitted kitchen, modern fitted bathroom, two bedrooms with ensuite to master, UPVC double glazed windows, two storage cupboards, allocated parking.













TOTAL FLOOR AREA: 522 sq.ft. (57.8 sq.m.) approx. White every attempt has been made to ensure the acturacy of the floorpain contained term, resourcement doors, recolours, rooms and ory where here are approximate and ne recognitivity is taken for any en oresister or reso-determent. The pains to tri floorbash purposes only and should be used as such by an prespective purposes. The ensures supposes and approximate purposes and the sense should and the specific approximation purposes. The senses, supposes and approximate should have not been should and not

OUTSIDE

Communal garden area.

Allocated parking.

VIEWINGS

Strictly by appointment with WeSoldIt.co.uk

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 prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you 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, or professional verification should be sought. We would recommend you do this, 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 complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.







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