

# 2 Bedroom Second Floor Apartment

10 Viridian Square, Aylesbury,  
Bucks, HP21 7FX



**£215,000**

LEASEHOLD

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## THIS HOME FEATURES

GATED DEVELOPMENT  
CENTRAL LOCATION  
TWO BEDROOMS  
ENSUITE SHOWER  
WALK TO TRAIN STATION  
ALLOCATED PARKING  
MODERN FITTED KITCHEN  
MODERN FITTED BATHROOM  
LOUNGE/DINING SPACE  
UPVC DOUBLE GLAZING

## 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.

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.*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 122 sq ft (11.3 sq m) approx.  
 While every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for errors or omissions. The floor plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The floor plan is not to scale and should not be used for any other purpose. The floor plan is not to be used for any other purpose. The floor plan is not to be used for any other purpose.

## OUTSIDE

Communal garden area.

Allocated parking.



## VIEWINGS

Strictly by appointment with  
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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 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.*



\*Fastest Train from Aylesbury to London Marylebone

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