



Viridian Square

| Aylesbury | Buckinghamshire | HP21 7FY



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Williams Properties are pleased to present this well appointed two bedroom second floor apartment, in the exclusive Viridian Square development in Aylesbury. The property is located a 10 minute walk from the mainline train station and consists of an open plan living area, kitchen, two bedrooms and a bathroom suite. Features include oak wood engineered flooring throughout, made to measure wardrobes in both bedrooms and brand new rointe kyros radiators. Outside there is allocated parking. Viewing is highly recommended on this fantastic property, ideal for a first time buyer or buy to let investor.

Offers in excess of £230,000

- Two Bedrooms
- Town Centre Location
- Close To Leisure Facilities
- Walking Distance To Station
- Second Floor Apartment
- Great Order Throughout
- Allocated Parking
- Ideal First Time Purchase

Aylesbury Town

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall consisting of doors to both bedrooms, bathroom and living room. Storage cupboard, recess spotlights and oak wood engineered flooring.



Viridian Square is an exclusive gated development in Aylesbury Town Centre and as such is conveniently positioned for easy pedestrian access to the mainline train station, with regular services into London Marylebone. Other amenities include Waitrose supermarket a 5 minute walk away, and the shopping and leisure facilities of the town centre.



Living Room

Living room consists of oak wood engineered flooring, recess spotlights, built in media wall with storage, wall mounted radiator and doors to the Juliet balcony. Opening to the kitchen. Space for a sofa suite, dining table and chairs and other furniture.

Kitchen

Kitchen comprises a range of grey glossed wall and base mounted units with light grey worktops, inset one and half sink bowl unit, integrated electric hob, oven and extractor fan, integrated fridge/freezer and space for washing machine and dishwasher. Tiling to splash sensitive areas, recess spotlights and tiled flooring.

Bedroom One

Bedroom one consists of a window, oak wood engineered flooring, made to measure wardrobes, light pendant to ceiling and wall mounted radiator. Space for a king/double bed and other bedroom furniture.

En Suite

En suite is part tiled and consists of a low level wc, pedestal hand wash basin and enclosed shower cubicle. Light pendant to ceiling and a heated towel rail.

Bedroom Two

Bedroom two consists of a window, oak wood engineered flooring, recess spotlights and wall mounted radiator. Made to measure wardrobes, space for a bed and other bedroom furniture.

Bathroom

Bathroom is part tiled and comprises a low level wc, pedestal hand wash basin and a panelled bath tub with shower attachment. Made to measure storage unit, light pendant to ceiling and a heated towel rail.

Parking

Allocated parking for one vehicle.

Lease Details

The vendor has advised of the following:
Length of Lease - 125 years
Lease Remaining - 111 years
Ground rent & Service Charge - £1424.81 approx. per annum

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

