



All enquiries Ref: James Paterson

- Long leasehold second floor purpose built self-contained flat requiring modernisation
- Full vacant possession

Location:

The property is situated within Hilda Wharf, a residential cul-de-sac overlooking Vale Park, off High Street in central Aylesbury. Public transport links include Aylesbury Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. Road links include the A41 and A418. An extensive range of shopping amenities, cafes, bars and restaurants can be found locally within Aylesbury Town Centre including the Friars Square Shopping Centre. Recreational pursuits can be found locally at the open spaces of Vale Park and the Grand Union Canal conservation corridor.

Description:

Long leasehold second floor purpose built self-contained flat requiring modernisation

Accommodation:

Second floor: Two bedrooms, reception room, dining area, kitchen, bathroom/WC, hall

Outside: Allocated off-street parking

Gross Internal Area GIA (Source: EPC) approximately 49 sq m (527 sq ft)

EPC rating: D

Council Tax Band: C

Lease:

Held on a long lease for a term of 125 years from 1st August 1995 (Thus having approximately 94 years remaining) at a peppercorn ground rent.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

