



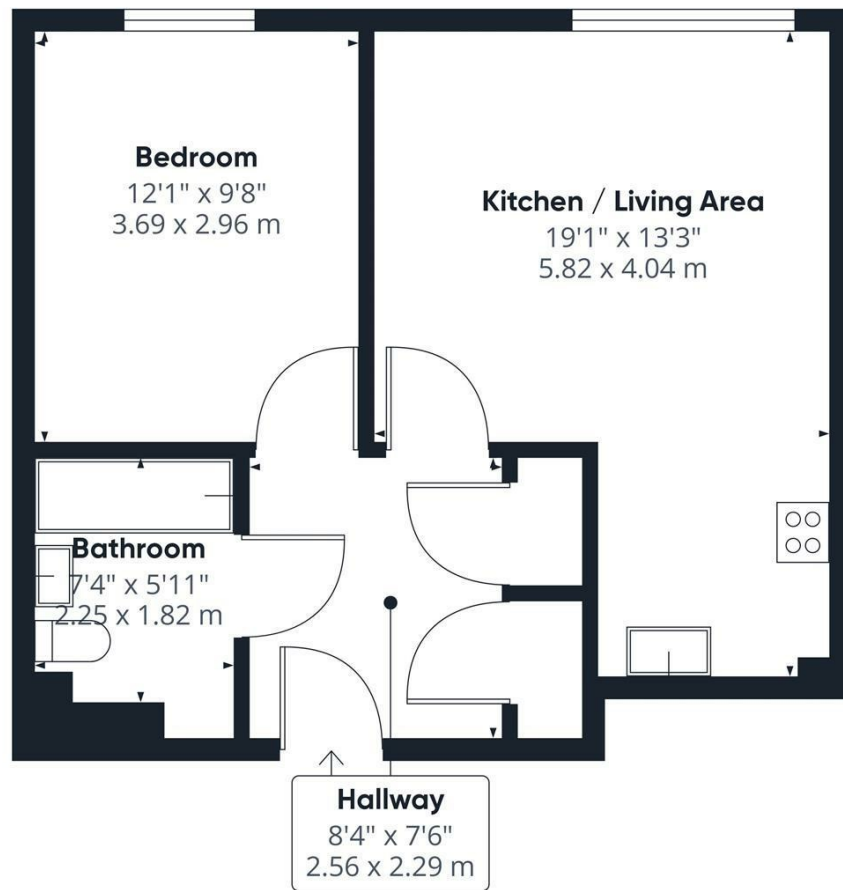
## 24 KERR PLACE

AYLESBURY, HP21 7BB

**£81,000**  
LEASEHOLD

**\*\* 50% SHARED OWNERSHIP \*\*** A fantastic opportunity to purchase a one bedroom apartment within walking distance to the town centre & train station. The property is set on the top floor and benefits from - two secure entrances with telephone entry system - allocated parking in a secure car park.





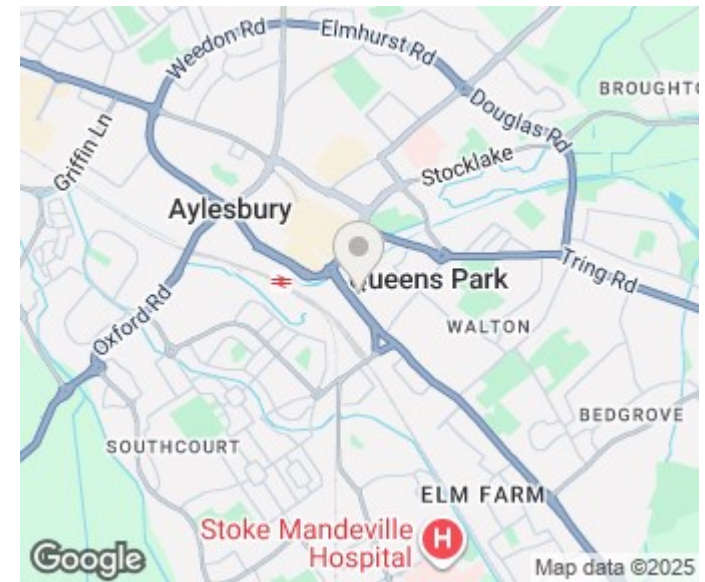
Approximate total area<sup>a</sup>  
451.98 ft<sup>2</sup>  
41.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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