



VIRIDIAN SQUARE, AYLESBURY, BUCKINGHAMSHIRE

PRICE £179,950
LEASEHOLD

A GROUND FLOOR APARTMENT situated in this modern development which is within walking distance of the TOWN CENTRE, THEATRE and TRAIN STATION. ** NO UPPER CHAIN **



VIRIDIAN SQUARE

- GROUND FLOOR FLAT • DOUBLE BEDROOM • ALLOCATED PARKING • NO UPPER CHAIN • SHORT WALK TO TOWN CENTRE • WALKING DISTANCE TO TRAIN STATION • SPACIOUS LIVING ROOM • KITCHEN WITH INTEGRATED OVEN & HOB • COMMUNAL GARDENS



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed).

Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment.

Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

ENTRANCE HALL - With airing cupboard

BATHROOM

DOUBLE BEDROOM - With wardrobe recess.

SPACIOUS LIVING ROOM

KITCHEN - With integrated oven, hob & cooker hood.

Upvc Double Glazing

Electric Heating

ALLOCATED PARKING

COMMUNAL GARDENS

COMMUNAL BIN & BIKE SHED

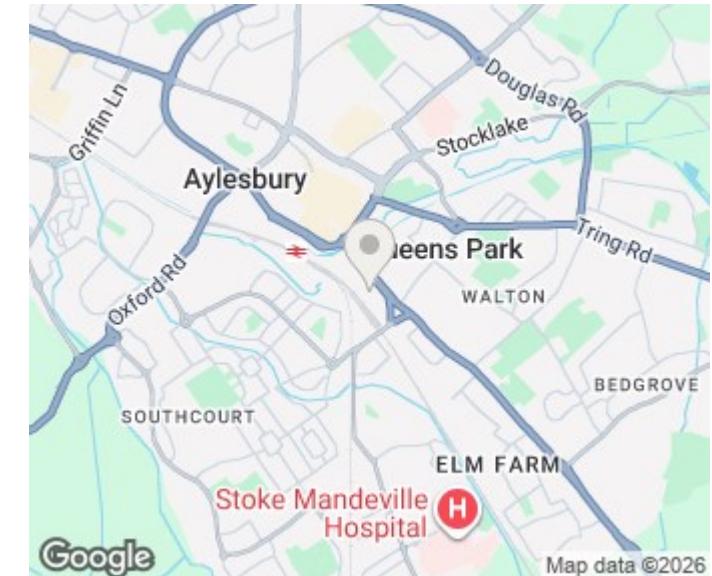
NOTES

LEASE INFO - 999 year lease with 980 years left.

Ground Rent £175 p/a. Service Charge £1033.77 p/a.

VIRIDIAN SQUARE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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