

## 2 William Hill Drive

Bierton, Aylesbury, Buckinghamshire, HP22 5AZ



**PRICE: £255,000**

**Lease: 999 years from 1992**

### Property Description:

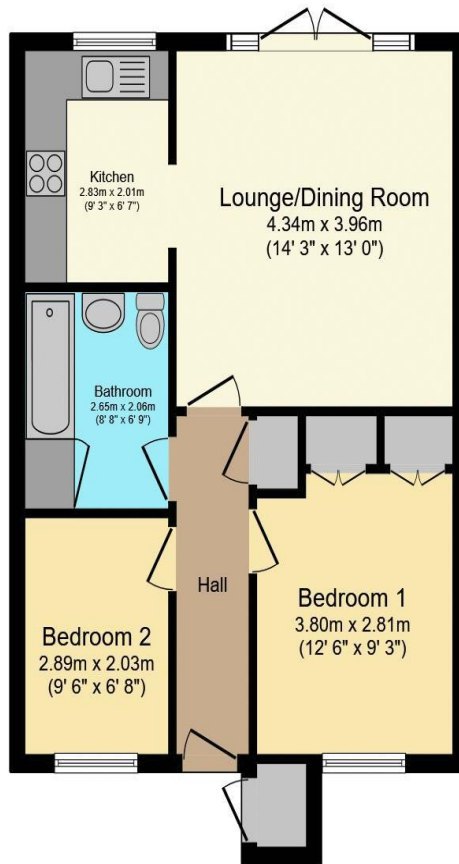
A TWO BEDROOM, END OF TERRACED RETIREMENT BUNGALOW The site is managed by Hanover Anchor and comprises of 24 bungalows that were built in 1988. There are non resident management staff who are part time and Careline alarm services. There are weekly social activities . Over 60's The home is Leasehold and is offered with vacant possession. 999 year lease from 1991. There is a local community centre and sports pitches nearby as is the bus stop. Aylesbury town centre is 2 miles away with restaurants , shops , theatre and mainline station connecting to Marylebone London in 55 minutes.

Estate Manager  
Residents Parking  
Communal Lounge  
Minimum Age 60

Price to include carpets, curtains and light fittings  
Lease: 999 years from 1992



**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 53.3 m<sup>2</sup> (573 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£Nil

Ground Rent Period Review:

Not applicable

Annual Service Charge:

£2600.16

Council Tax Band:

C

Event Fees:

0% Transfer

0.5% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.