



**Williams**  
PROPERTIES



## Park Road, Grendon Underwood,

**NEW INSTRUCTION!!** Williams are delighted to offer this spacious and bright one bedroom ground floor maisonette that comes with garden, allocated parking, overlooks a green and is situated close to open fields. The rooms are of generous proportions and include a good size lounge with patio doors to rear garden, kitchen/diner, large bathroom and a double bedroom. Available February!! Tenant fees will apply to anyone wanting to begin the application process for a rental property with Williams. These fees are due in advance to starting the application and are separate from the rent and deposit which are paid before a tenant moves in. Renewals and Check outs carry an additional charge, as does the referencing of a guarantor, where required.

**£725 Per month**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	72	63	63
<small>Not energy efficient - higher running costs</small> <b>England &amp; Wales</b>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <b>England &amp; Wales</b>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

7 Park Road

Grendon Underwood | Aylesbury | Buckinghamshire | HP18 0TD



For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.

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