



166 Viridian Square

| Aylesbury | Buckinghamshire | HP21 7FZ



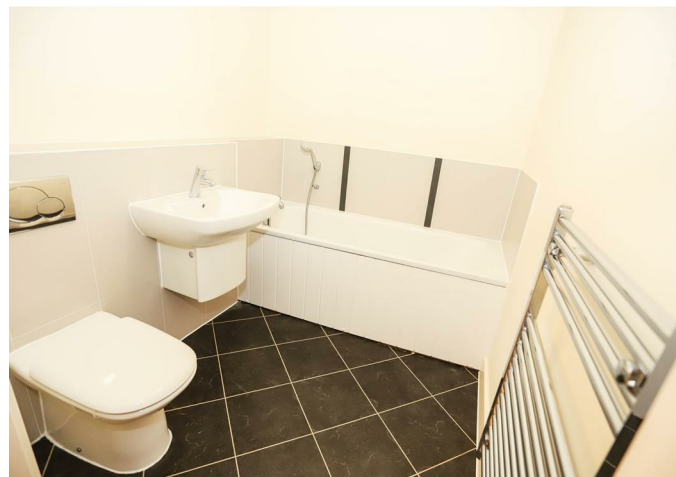
**Williams**  
PROPERTIES

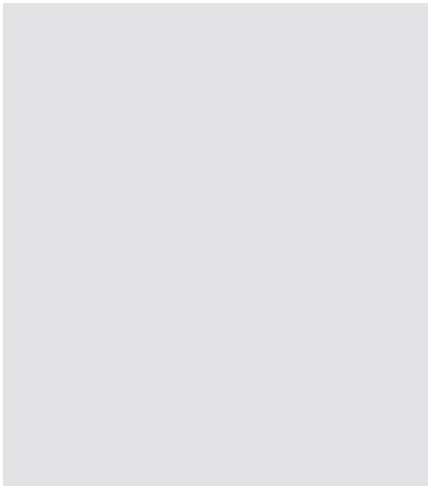
# 166 Viridian Square

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NEW INSTRUCTION!!! Williams are delighted to be marketing this first floor executive apartment situated in Viridian Square and within walking distance to Town Centre. The Property benefits from secured entrance, entrance hall, lounge/diner open plan to the kitchen with built in appliances including dishwasher and washing machine and fridge/freezer, two double bedrooms with en-suite to master bedroom, family bathroom, allocated parking outside Property. Available April!!! No Pets!

Per month £850 Per month





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	70
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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.