



Connells

**Kerr Place
Aylesbury**



Property Description

CONNELLS are delighted to bring to the market this IMMACULATE one double bedroom town centre apartment offer as ****50% SHARED OWNERSHIP**** benefiting from entrance hall storage, recently decorated, underfloor heating and gated private parking! Ground rent: £25 per quarter/service charge: £134.50 monthly/rent payable: £296.10 PCM.

KEY FEATURES:

- **SHARED OWNERSHIP**
- **TOWN CENTRE LOCATION**
- **ONE DOUBLE BEDROOM**
- **OPEN PLAN KITCHEN / LOUNGE**
- **PRIVATE GATED PARKING**
- **COMMUNAL ROOF TERRACE**
- **UNDERFLOOR HEATING**
- **STORAGE IN ENTRANCE HALL**

Entrance Hall

Door to side, built-in cupboard, airing cupboard, carpet with underfloor heating.

Kitchen/Lounge

18' 7" max x 9' 10" max (5.66m max x 3.00m max)

Fitted kitchen comprising wall and base units, sink with drainer, tiling to splashback areas, electric hob and oven, underfloor heating, double glazed window to side aspect, laminate and carpet flooring.

Bedroom

11' 2" max x 10' max (3.40m max x 3.05m max)

Double glazed window to reara aspect, carpet, underfloor heating.

Bathroom

Fitted suite comprising low level wc, wash hand basin, tiling to splashback areas, heated towel rail, shaver point, vinyl flooring, double glazed window to rear aspect.

Parking

One allocated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/ALS311011](https://www.connells.co.uk/Property/ALS311011)

This is a Leasehold property with details as follows; Term of Lease 980 years from 14 Mar 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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