



**Connells**

Warwick Row  
Aylesbury





### Property Description

CONNELLS are delighted to welcome to the market this NO UPPER CHAIN two bedroom terraced property offered to the market as 50% ownership. Offering spacious living throughout with an open-plan kitchen / diner and separate lounge to the rear looking onto a south facing garden. Located in a popular family friendly area of Aylesbury within close distance to A41.

This property also benefits from driveway parking.

### KEY FEATURES:

- TWO DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- DRIVEWAY
- SHARED OWNERSHIP
- NO UPPER CHAIN
- OPEN-PLAN KITCHEN / DINER
- ENCLOSED REAR GARDEN
- CLOSE TO SCHOOLS

### Entrance Hall

Door to front, radiator, laminate flooring.

### Lounge

13' 8" max x 11' 2" max ( 4.17m max x 3.40m max )

Double glazed French doors to rear garden, feature fireplace, radiator, laminate flooring.

### Dining Room

16' 4" max x 10' 4" max ( 4.98m max x 3.15m max )

Laminate flooring, electric heater, understairs cupboard.

## Kitchen

16' 4" max x 10' 4" max ( 4.98m max x 3.15m max )

Fitted kitchen comprising wall and base units, work surfaces, sink with drainer, plumbing for dishwasher and washing machine, space for under counter fridge, electric hob and oven, vinyl flooring, double glazed window to front aspect.

## Bedroom One

13' 7" max x 8' 7" max ( 4.14m max x 2.62m max )

Double glazed window to rear aspect, radiator, carpet.

## Bedroom Two

13' 7" max x 9' 4" max ( 4.14m max x 2.84m max )

Double glazed window to front aspect, radiator, carpet.

## Bathroom

Fitted suite comprising low level wc, wash hand basin, bath with mixer tap with shower over, airing cupboard, tiling to splashback areas.

## Outside

## Rear Garden

The rear garden is mainly laid to lawn, patio area, enclosed wooden panel fencing.

## Parking

Blocked paved parking.

## Agents Note:

Monthly rent is £255. There is an option to staircase to 100% ownership







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/ALS311116](http://connells.co.uk/Property/ALS311116)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1994. 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.

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