



Connells

Kingsbrook Basin
Broughton Aylesbury



Property Description

CONNELLS are delighted to welcome to the market this TWO DOUBLE BEDROOM first floor apartment in IMMACULATE CONDITION throughout and NO UPPER CHAIN!

Located on the extremely popular Kingsbrook development. The property benefits from two double bedrooms, a spacious open plan living area including kitchen with built in appliances. Private gated allocated parking and additional parking for visitors in the surrounding area.

Entrance Hall

Door to front with radiator, boiler and laminate flooring.

Lounge

14' 10" x 11' 2" (4.52m x 3.40m)
French doors to side, laminate heated flooring and radiator.

Kitchen

11' 2" x 6' 7" (3.40m x 2.01m)
Window to rear, laminate flooring, wall and base units, integrated dishwasher, washing machine and fridge freezer. Gas hob and electric oven.

Bedroom One

11' 5" x 10' 3" (3.48m x 3.12m)
Window to front, carpet and radiator.

Bedroom Two

9' 11" x 6' 7" (3.02m x 2.01m)
Window to front, carpet and radiator.

Bathroom

Wash hand basin, bath with mixer and shower. Partly tiled, radiator, window to rear, shaving point and WC.

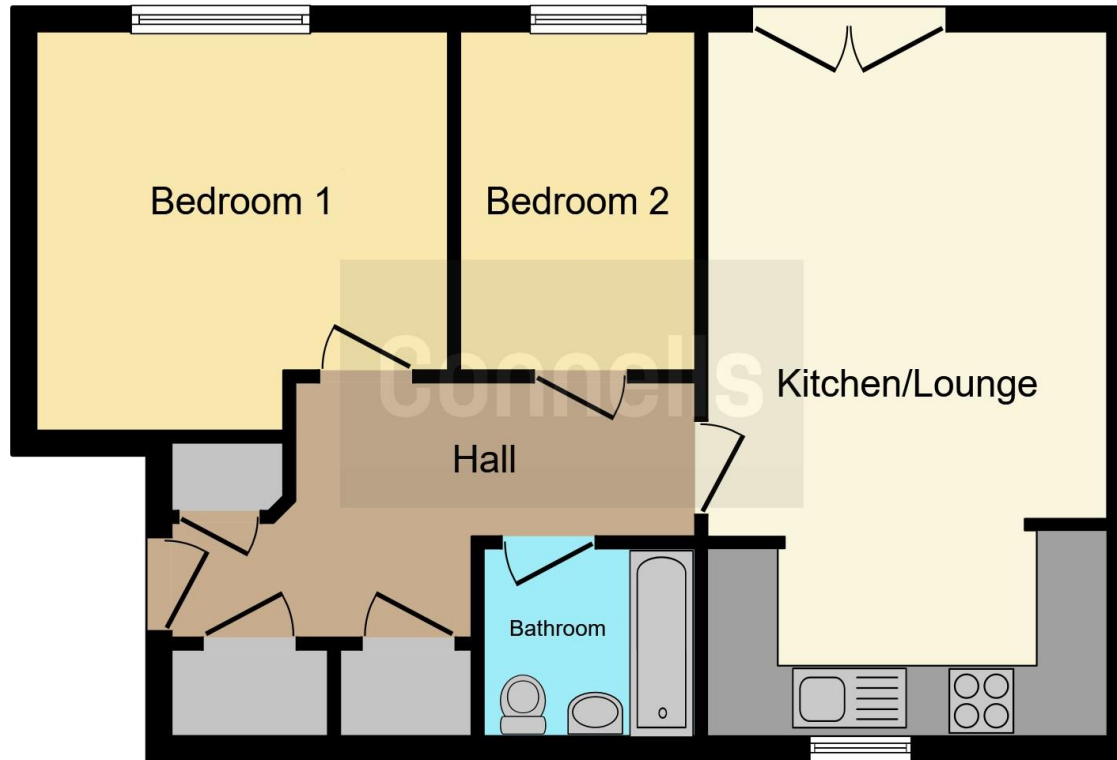
Parking

Allocated parking









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). Powered by www.focalagent.com

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS311426

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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