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Teasel Street  
Broughton Aylesbury



# Teasel Street Broughton Aylesbury HP22 7BU

for sale offers in excess of  
**£235,000**



## Property Description

CONNELLS are delighted to welcome to the market this beautifully presented two double bedroom top floor apartment situated in the ever sought after Kingsbrook Development offering great access to amenities and local schools. This property comprises entrance hall with ample storage space, two bedrooms, family bathroom, modern fitted kitchen with integrated appliances and a bright and airy lounge with Juliet balcony doors. Many improvements to the property including the addition of loft space, upgraded locks and new shutters/blinds throughout. The property also includes allocated parking and space for visitors.

## Entrance Hall

Door to front, laminate underfoot, three storage cupboards with one housing the boiler

## Lounge

13' 7" x 11' 2" ( 4.14m x 3.40m )

Juliet doors to the front, laminate underfoot, radiator.

## Kitchen

11' 1" x 6' 6" ( 3.38m x 1.98m )

Window to the rear, laminate underfoot, wall and base units, integrated dishwasher, washing machine, and fridge/freezer, gas hob and electric oven.

## Bedroom One

10' 2" x 10' ( 3.10m x 3.05m )

Window to the front, carpet, radiator.

## Bedroom Two

10' 1" x 6' 5" ( 3.07m x 1.96m )

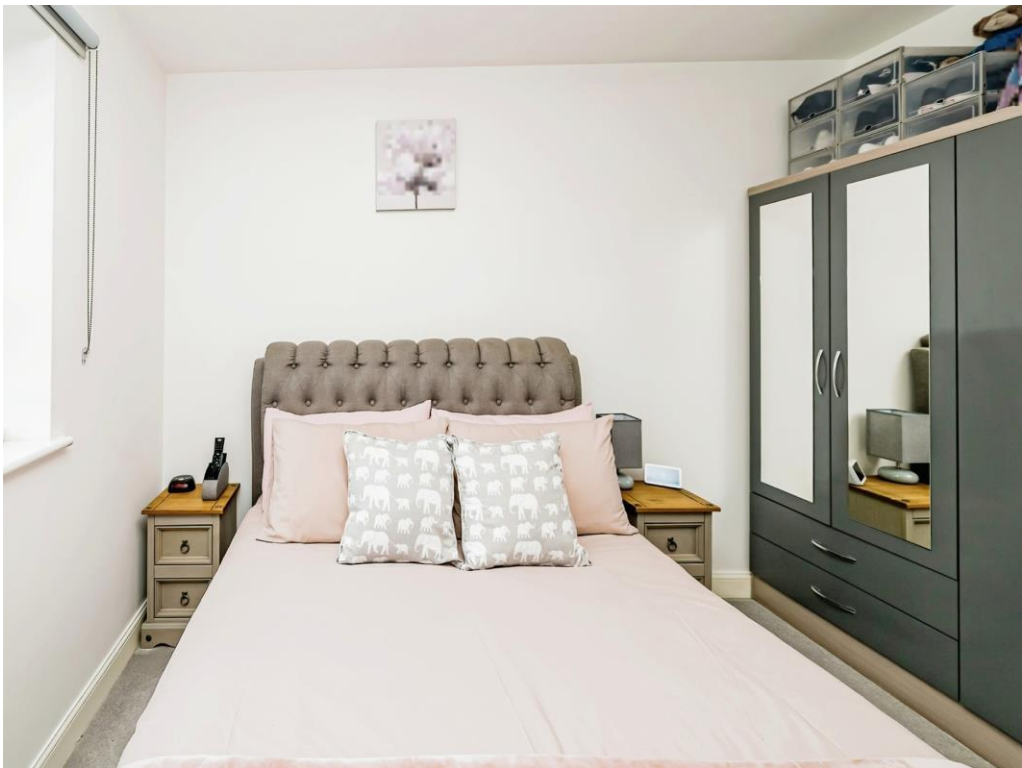
Window to front, carpet, radiator.

## Bathroom

Window to the rear, WC, wash hand basin, bath / mixer, shower over, part tiled.

## Parking

Gated allocated and visitors parking.













## Ground Floor

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

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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.

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Property Ref: ALS311546 - 0003