



**Connells**

Latimer Court Tring Road  
Aylesbury



## Property Description

Connells are delighted to bring to the market this spacious and well presented two bedroom maisonette situated in central aylesbury within close distance to local supermarket and town centre.

This property offers, entrance hall, two double bedrooms, bathroom and spacious living room/ kitchen with a private balcony that overlooks communal gardens. The property is very well decorated throughout and with additional storage shed.

Outside there is an allocated parking space and various visitor spaces with a communal garden space.

## Entrance Hall

Door to front, carpet underfoot

## Living Room

16' 7" max x 11' 2" max ( 5.05m max x 3.40m max )

Window to rear, carpet underfoot, electric storage heater

## Kitchen

9' 9" max x 7' 6" max ( 2.97m max x 2.29m max )

Window to side, tiling underfoot, fitted wall and base units with free standing washing machine, dishwasher, hob/oven and fridge freezer. Part tiling to splashback areas and sink/drainer.

## Master Bedroom

16' 11" max x 7' 7" max ( 5.16m max x 2.31m max )

Window to front, carpet underfoot, electric storage heater

## Bedroom Two

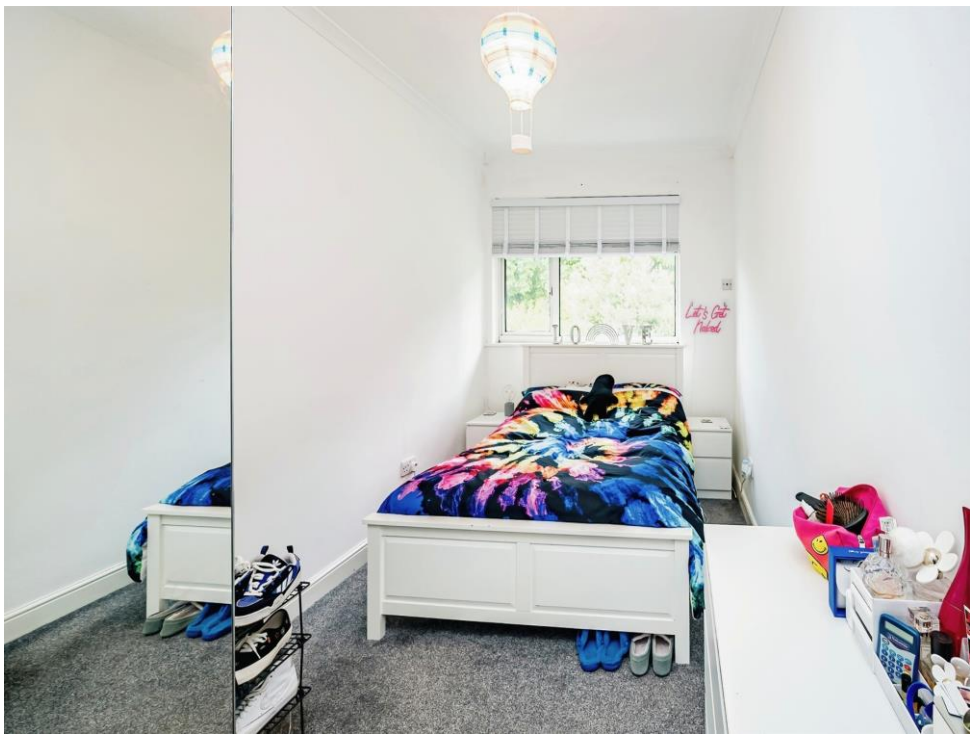
9' 9" max x 7' 8" max ( 2.97m max x 2.34m max )

Window to front, carpet underfoot, radiator

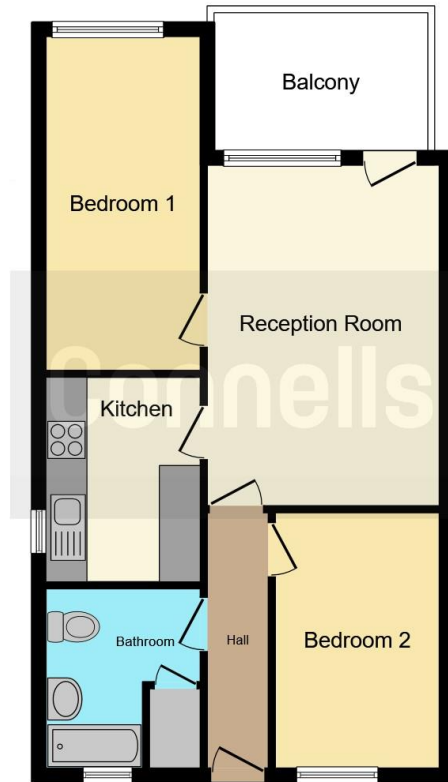
## Bathroom

Window to front, tiling underfoot, wc, whb, heated towel rack, bath with mixer tap.









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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS311622](http://connells.co.uk/Property/ALS311622)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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