



Connells

2a Rickfords Hill
AYLESBURY



Property Description

Connells are delighted to bring to the market this modern two bedroom upper floor apartment to the market. Located within the peaceful 'old town' of Aylesbury town centre. Within close proximity to local amenities and walking distance to local bus station and Aylesbury train station which has a direct line to London Marylebone.

Clock & Chimes is an exclusive conversion of just 6 apartments, all unique in design and maintaining original features such as high ceilings and combining them with innovative modern design such as LED lighting and USB compatible plug sockets for your smart phone! All apartments also boast luxury granite work tops in the kitchen, slate finished bathrooms and quality wood effect flooring.

This stunning contemporary apartment is spacious, individual and built to a high specification, benefiting from a parking space to the rear of the building and gated entrance.

This apartment comprises of-

A spacious Living room leading onto a modern fitted and open plan kitchen/diner that offers integrated appliances. Both of the bedrooms are double bedrooms with Velux windows. The bathroom has a bath with shower plus an extractor fan.

There is secure gated parking to the rear of this apartment complex and intercom access.

Living Room

4' 291 x 5' 660 (1.22m 291 x 1.52m 660)
(Limited head height)

Two Velux windows to the side, laminated flooring and a radiator

Kitchen/Diner

6' 155 x 3' 876 (1.83m 155 x 0.91m 876)
(Limited head space)

Two Velux windows to the side, laminated flooring. Wall and base integrated fridge/freezer, washing machine and dishwasher. Gas hob and electric oven and a radiator

Bedroom One

5' 112 x 3' 733 (1.52m 112 x 0.91m 733)
(Limited head space)

Two Velux windows to the side, two radiators and carpeted flooring.

Bedroom Two

3' 360 x 3' 518 (0.91m 360 x 0.91m 518)
(Plus cove, limited head space)

Velux window to side, carpeted flooring and radiator

Bathroom

Velux window to side, tiling underfoot, wc, wash hand basin, bath/mixer with shower, towel radiator, part tiling extraction fan.

Parking

Allocated









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

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2 Temple Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS311706

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2017. 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.

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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Property Ref: ALS311706 - 0004