





Property Description

**** NO UPPER CHAIN **** Connells are delighted to welcome to the market this delightful one bedroom ground floor apartment situated on the popular Holman's Place Development close to Aylesbury Town Centre & Local Transport Links making this property an ideal home for those working locally or commuting.

This property comprises of Entrance hall, larger than average storage, spacious and bright double bedroom, open plan living / dining area with French doors opening onto good sized patio perfect for outside dining or entertaining, modern fitted kitchen with integrated kitchen appliances.

This property also benefits from one allocated parking space, secured entrance & no onward chain.

Connells highly recommend viewing this property.

Entrance Hall

Lounge/ Diner/ Kitchen

20' 11" MAX x 14' 1" (6.38m MAX x 4.29m)

French doors to rear, carpet, electric radiator, open plan to kitchen.

Fitted kitchen comprising wall and base units, integrated electric oven and hob, sink with drainer, integrated dishwasher, space for fridge/freezer.

Bedroom One

11' 4" MAX x 10' 5" MAX (3.45m MAX x 3.17m MAX)

Double glazed to front aspect, electric radiator.

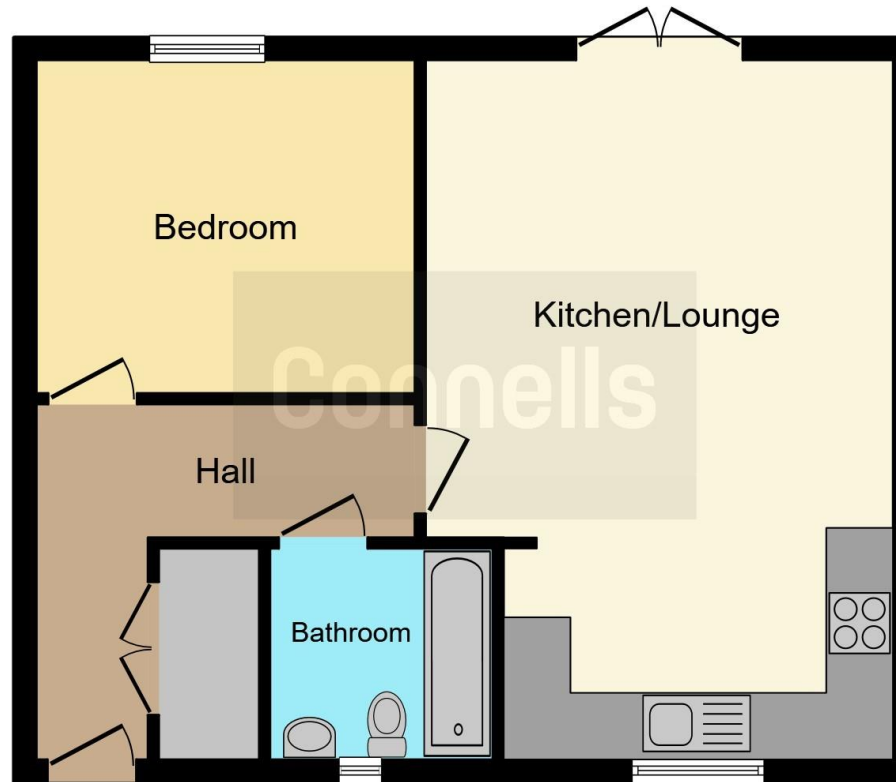
Bathroom

Fitted suite comprising low level wc, wash hand basin, bath with mixer taps, extractor fan, carpet. double glazed window to rear aspect.

Outside

Patio Area





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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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1700.00

Ground Rent:
 325.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/ALS312014](https://www.connells.co.uk/Property/ALS312014)

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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