



Connells

Taylor Road  
Aylesbury





## Property Description

CONNELLS are pleased to bring to the market this spacious & very well presented one bedroom apartment within walking distance to Aylesbury town centre. This wonderful property comprises of entrance hall with stairs leading to the first floor, generous living area, double bedroom, well appointed kitchen and generous family bathroom all with access to loft space ideal for extra storage. To the front of the property you will find a large low maintenance front garden with great potential to convert into a driveway and as well as an allocated parking space. Viewing this is highly recommended for all those first time buying, investing and downsizing.

### Entrance Hall

Door to side aspect, radiator.

### Living Room

13' 4" x 9' 10" ( 4.06m x 3.00m )

Window to rear aspect, television point, telephone point, radiator.

### Kitchen

11' 9" x 9' 8" ( 3.58m x 2.95m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, cooker point with extractor hood, plumbing for washing machine, space for fridge/freezer, space for dining area.

### Landing

Loft access.

### Bedroom One

10' 4" x 9' 3" ( 3.15m x 2.82m )

Window to front aspect, built in wardrobe, radiator.

### Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

### Outside

### Front Garden

Block paved.

### Parking

Allocated parking.

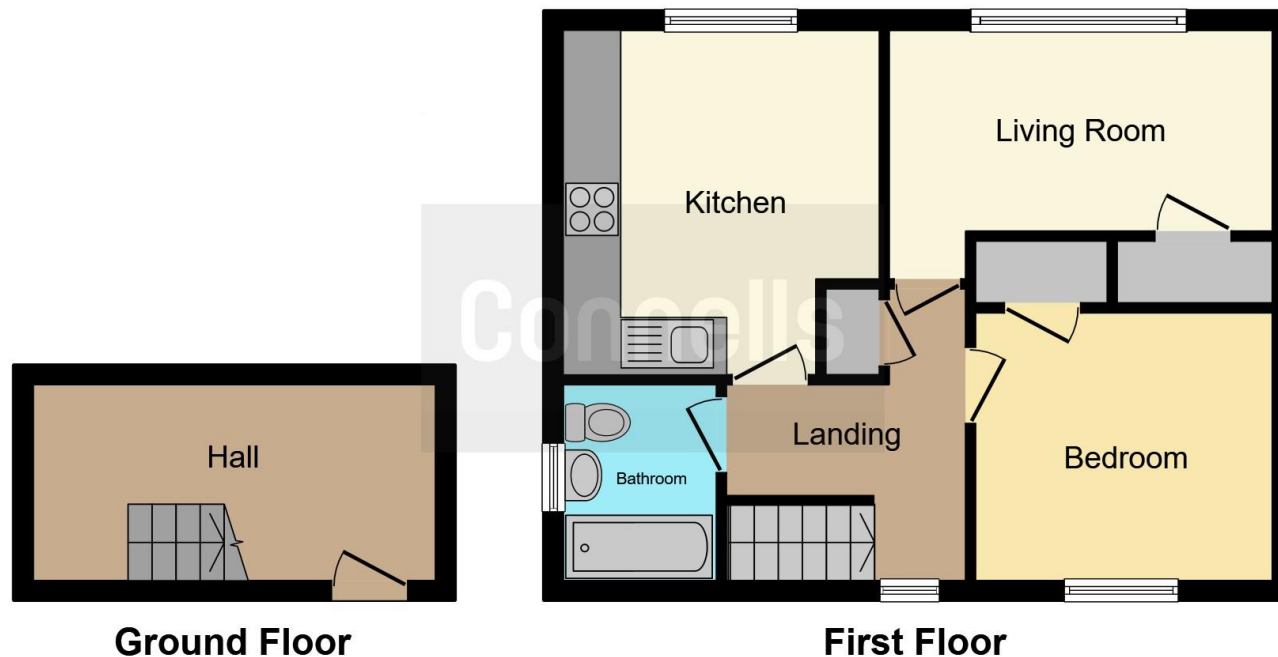












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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2 Temple Street  
 AYLESBURY HP20 2RH

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312009](http://connells.co.uk/Property/ALS312009)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Aug 2004. 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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