







## Property Description

**\*\* OFFERED WITH NO CHAIN \*\***  
CONNELLS are pleased to bring to the market this spacious two double bedroom GROUND FLOOR modern apartment offering an impressive OPEN-PLAN kitchen/dining/living room and situated within WALKING DISTANCE to Aylesbury town centre and train station with ALLOCATED PARKING.

### Entrance Hall

Door to side aspect, storage cupboard.

### Lounge / Kitchen

Irregular Shaped Room 22' 8" x 19' 2" ( 6.91m x 5.84m)

Two windows to front aspect, patio doors to front aspect, television point, telephone point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer.

### Bedroom One

10' 6" x 10' 9" ( 3.20m x 3.28m )

Window to front aspect, radiator, door to en-suite.

### En-Suite

Shower cubicle, WC, wash hand basin, shaving point, hand towel rail.

### Bedroom Two

10' 6" x 9' ( 3.20m x 2.74m )

Window to front aspect, radiator.

### Bathroom

Bath with mixer taps, WC, wash hand basin, hand towel rail.

### Outside

### Patio Area

Small patio/garden area.

### Parking

Allocated parking space.



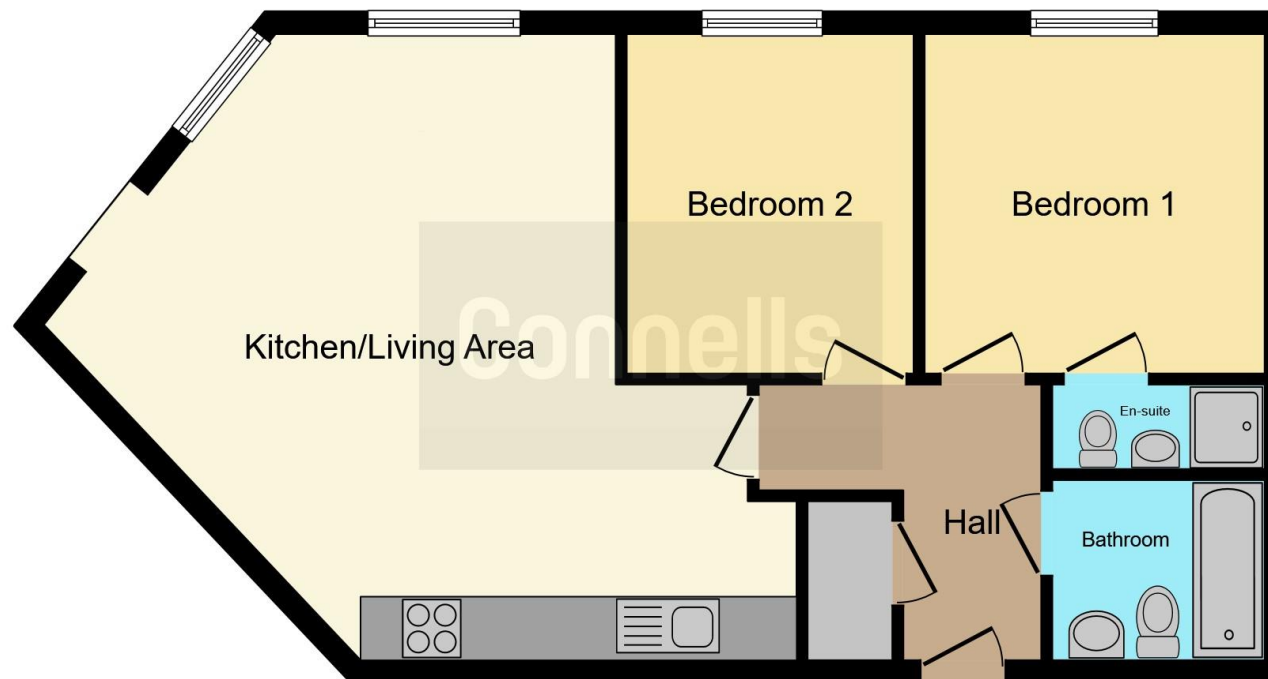












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS311951](http://connells.co.uk/Property/ALS311951)**

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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