



**Connells**

Quercetum Close  
Aylesbury



# Quercetum Close Aylesbury HP19 8JN

for sale guide price  
**£130,000**



## Property Description

**\*\* NO UPPER CHAIN\*\*** Connells are pleased to present this well-presented, modern, ONE bedroom apartment located in Aylesbury, just a short walk from the town centre, with plenty of amenities close by and excellent transport links.

The property comprises of an entrance hall which has a storage cupboard, A spacious lounge with french doors opening to the front, allowing in plenty of natural light. Modern fitted kitchen has an integrated electric oven and hob plus an integrated dishwasher . The bathroom has a separate shower and bath with a wc. This property has no chain and has its own allocated parking space

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will

be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Carpeted flooring door to front, storage cupboard

## Lounge

14' 1" x 13' 1" ( 4.29m x 3.99m )

French doors to front, carpet flooring

## Kitchen

10' 5" x 6' 3" ( 3.17m x 1.91m )

Fitted kitchen comprised of wall and base

units with work surfaces to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, integrated dishwasher and fridge/freezer.

### Bedroom One

12' 3" x 10' 2" ( 3.73m x 3.10m )

Window to front aspect, carpet flooring.

### Bathroom

Window to rear aspect, bath/mixer taps, shower cubicle, WC, wash hand basin, heated hand towel rail.

### Parking

Allocated underground (CARPORT).

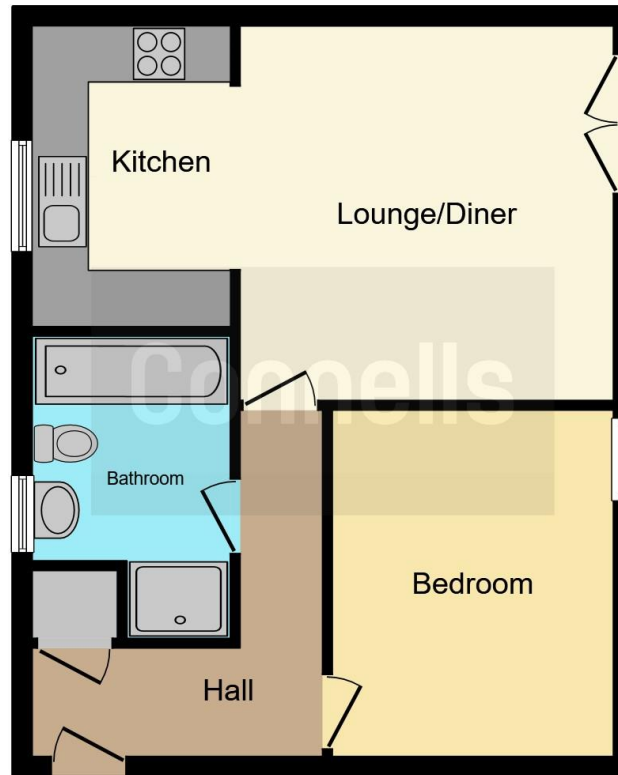












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1661.00

Ground Rent:  
 550.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312208](http://connells.co.uk/Property/ALS312208)**

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.

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