



Connells

Kingfisher House Walton Street
Aylesbury

Kingfisher House Walton Street Aylesbury HP21 7FS

for sale
£280,000



Property Description

CONNELLS are pleased to welcome to the market this spacious THREE DOUBLE BEDROOM first floor apartment. Situated within the 'Kingfisher House' complex, close to AYLESBURY town centre, canal, Waterside Theatre and easy walking distance of the mainline station to London, Marylebone.

The property is located on the first floor of this modern development and benefits include three DOUBLE bedrooms, open plan Lounge/Kitchen with a range of INTEGRATED appliances, en-suite shower room, digitally controlled heating, pressurised hot-water system and TWO allocated parking spaces.

Enter the communal entrance where a lift/stairs will take you up to the first floor. Enter the property into a hallway which gives access to all rooms. There are three double bedrooms (EN-SUITE to master bedroom). The family bathroom has tiled flooring, tiled walls, bath with mixer shower, WC, and basin. The open-plan living space and kitchen area has a range of base to eye level units & drawers, ample worksurface space, INTEGRATED dishwasher, fridge/freezer, electric oven/hob and extractor.

This apartment is modernised throughout with plenty of windows to allow for natural light. We highly recommend a viewing!

Entrance Hall

Door to side, Laminate underfoot

Kitchen/Lounge

19' 5" max x 17' 2" max (5.92m max x 5.23m max)

Fitted kitchen, Wall and base units, Integrated dishwasher and fridge freezer, Electric hob and oven, Sink/drainage, Radiator, Laminate underfoot, Window to side

Bedroom One

13' 5" x 11' 4" (4.09m x 3.45m)

Window to side, Radiator, Carpet underfoot

En-Suite

WC, wash hand basin, Walk in shower, Fully tiled, Heating towel radiator, Extractor fan

Bedroom Two

13' 4" x 8' 11" (4.06m x 2.72m)

Window to side, Radiator, Carpet

Bedroom Three

13' 6" x 9' 10" (4.11m x 3.00m)

Window to side, Carpet underfoot, Radiator

Bathroom

WC, Wash hand basin, Bath/mixer, Utility cupboard with washing machine, Heated towel radiator, Tiling underfoot, Window to side

Parking

Two allocated spaces

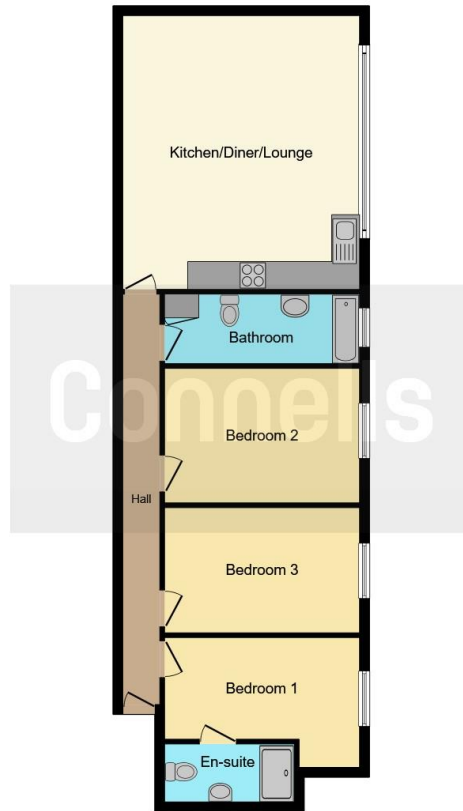
Agents Note

Please note there is an annual service charge of £3408









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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: Awaited

Tenure: Leasehold

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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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