



Connells

Kingfisher House Walton Street
Aylesbury

Kingfisher House Walton Street Aylesbury HP21 7FS

for sale offers in excess of
£265,000



Property Description

Connells are delighted to bring to market this spacious three double bedroom apartment, located on the first floor of the desirable 'Kingfisher House' development. Ideally situated near Aylesbury town centre, the canal, Waterside Theatre, and within easy walking distance of the mainline station to London Marylebone, this property offers both convenience and comfort.

Inside, the apartment features three generously sized double bedrooms, including a master with its own en-suite shower room. The open-plan lounge and kitchen area is fitted with a range of integrated appliances, including a dishwasher, fridge/freezer, electric oven, hob, and extractor fan. The property also benefits from digitally controlled heating and a pressurised hot water system, ensuring modern efficiency throughout.

Upon entering the communal entrance, residents can access the first floor via lift or stairs. The apartment opens into a central hallway that leads to all rooms. The family bathroom is well-appointed with tiled flooring and walls, a bath with mixer shower, WC, and basin. The living space is bright and welcoming, with large windows that allow plenty of natural light to fill the rooms.

Modernised throughout and complete with

two allocated parking spaces, this apartment is an excellent opportunity for buyers seeking style, space, and location. Viewing is highly recommended.

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

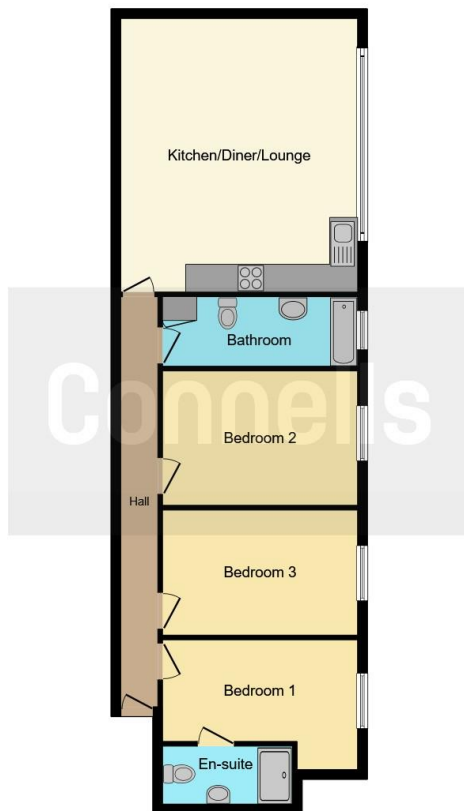
Agents Note

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: E

Council Tax
 Band: C

Service Charge:
 3408.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/ALS312189](https://www.connells.co.uk/Property/ALS312189)

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312189 - 0007