



Connells

The Peninsula Buckingham Street
Aylesbury

The Peninsula Buckingham Street Aylesbury HP20 2LL

for sale
£160,000



Property Description

CONNELLS are thrilled to present this beautifully presented ONE BEDROOM apartment situated in the heart of Aylesbury. This town-centre apartment is just a short walk away from shops, restaurants, travel links and more.

The secure communal entrance will take you to the hallway where there is lift access leading to the top floor apartment. The STYLISH kitchen has integrated electric hob and oven and fridge/freezer and has large double glazed windows letting lots of natural light flood into the apartment. A SPACIOUS DOUBLE bedroom with a modern, fully tiled, family bathroom with wc, wash hand basin and bath/mixer with shower overhead, to tie the apartment together.

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

A viewing is highly recommended for this property.

Entrance Hall

Door to front, Laminate flooring underfoot, Airing cupboard

Kitchen/Lounge

12' 5" max x 20' 9" max (3.78m max x 6.32m max)

Fitted kitchen comprising wall and base units, work surfaces, integrated appliances, tv and telephone points, laminate flooring, two double glazed windows to rear aspect.

Bedroom

8' 5" x 12' (2.57m x 3.66m)

Radiator, tv point, carpet.

Bathroom

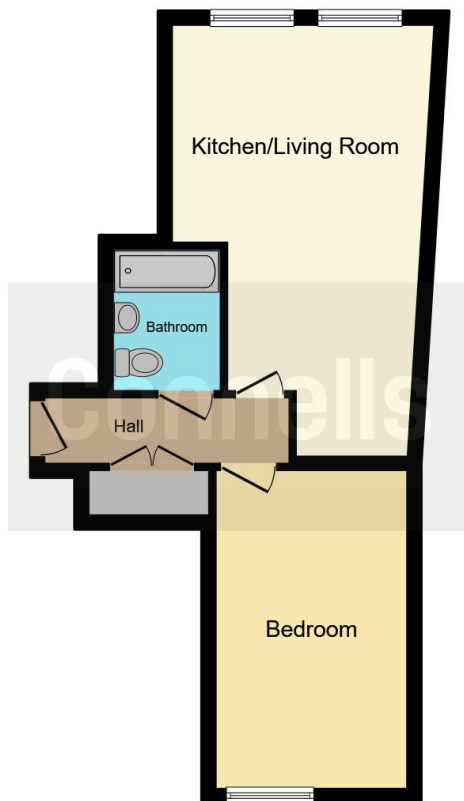
Fitted suite comprising low level wc, wash hand basin, bath with shower over, heated towel rail, extractor fan, tiling to splashback areas.

Parking

The current vendor pays for private parking which is adjacent to the building at a cost of £500 per annum.







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
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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: Awaited

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015. 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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