



Great Western Street Aylesbury HP20 2PL

for sale offers in excess of
£170,000



Property Description

CONNELLS are happy to bring to the market this * CHAIN FREE * TWO bedroom apartment in Aylesbury town centre, where everything you would expect is on your doorstep including a gym in the building, local town centre shops, pubs and restaurants.

This apartment comprises of: A spacious entrance hall with two storage cupboards and carpet underfoot, leading to an open plan kitchen/living room. The kitchen is fit with wall and base units, electric oven and hob and space for fridge freezer and washing machine. The property comes with two bedrooms, both of a good size with rear aspect windows.

Both have access to a family size bathroom fit with wc, wash hand basin, and bath/mixer with shower.

Parking is underground and allocated.

Great Western Street is in the heart of area town centre at the bottom of market square. It is a short walk to Aylesbury Train station with regular trains into London Marylebone.

An internal viewing of the property is recommended,

Entrance Hall

Door to front, carpet underfoot, two storage cupboards, radiator

Kitchen/Lounge

20' 9" max x 11' 2" max (6.32m max x 3.40m max)

wall and base units, electric hob, sink/drain, freestanding washing machine, vinyl underfoot in kitchen area, carpet in lounge area, window to rear

Bedroom One

13' 3" x 9' 4" (4.04m x 2.84m)

Window to rear, radiator, carpet underfoot

Bedroom Two

9' 6" x 8' 5" (2.90m x 2.57m)

Window to rear, carpet underfoot, radiator

Bathroom

WC, Wash hand basin, bath/mixer with shower, part tiling, vinyl underfoot

Parking

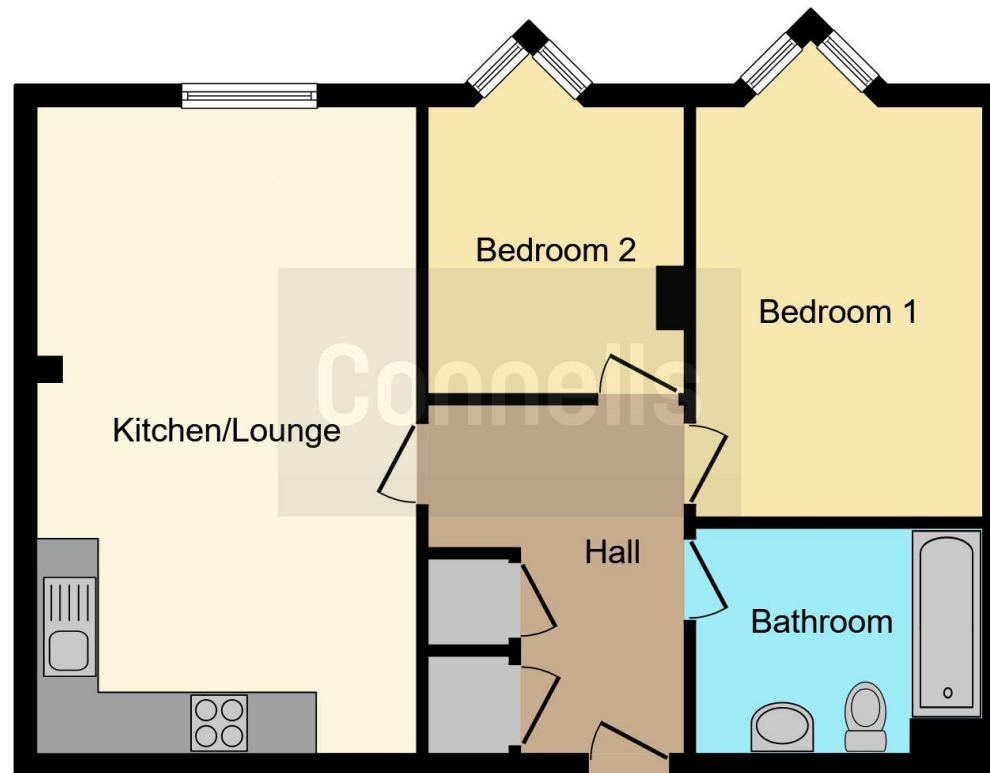
Underground allocated (number 5)











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

To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312300

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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