



Connells

Stamford House Oxford Road
Aylesbury



Property Description

CONNELLS are very pleased to welcome to the market this TWO double bedroom IMMACULATE apartment situated in the beautiful old town within minutes' walk to the town centre and train station, offering secure allocated parking and residents only gym!

This property boasts contemporary living and provides plenty of natural lighting. It benefits from a BRIGHT entrance hall with laminate flooring underfoot. The stylish kitchen is presented with MODERN integrated appliances and white gloss wall and base units to match the light aesthetic of the apartment.

The family bathroom includes a WC, wash hand basin, bath/mixer with overhead shower, tiling underfoot and part tiled walls, again presented at a modern standard. Finishing off with TWO double bedrooms with built in wardrobes to master, both with carpet underfoot.

Surrounding the property is a picturesque well-maintained court yard, and allocated underground parking. There is also a PRIVATE gym for residents only.

Ideal location for all the local amenities. Take a short stroll via the Old Town and St Mary's Church and you will find a variety of independent shops and High Street favourites with two shopping centres, Friars Square and Hale Leys while Market Square plays host to a variety of open-air markets throughout the month.

Lounge

19' x 10' (5.79m x 3.05m)

Window to rear, laminate flooring, double glazed windows, electric heater

Kitchen

19' x 10' (5.79m x 3.05m)

Integrated dishwasher and fridge freezer, electric oven and hob, sink/drainer, wall and base units, double glazing, splashback tiling, window to rear

Bedroom One

9' x 7' 4" (2.74m x 2.24m)

Window to side, radiator, carpet underfoot

Bedroom Two

10' 1" x 9' 4" (3.07m x 2.84m)

Window to front, electric radiator, built in wardrobes, carpet underfoot

Bathroom

Low level WC, WHB, bath/mixer with shower overhead, splashback tiling, heated towel radiator, extractor fan

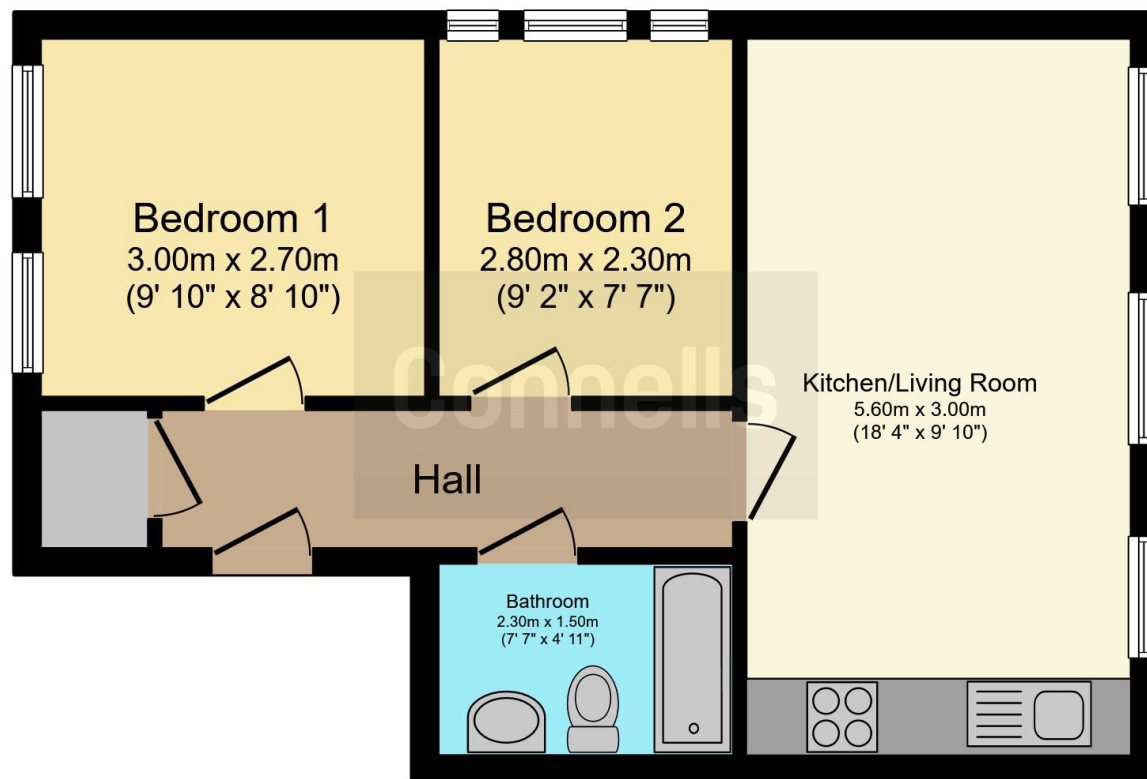
Parking

Secure underground allocated parking









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

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EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/ALS312333](https://www.connells.co.uk/Property/ALS312333)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. 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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