



**Connells**

Stamford House Oxford Road  
Aylesbury



# Stamford House Oxford Road Aylesbury HP19 8EY

for sale offers over  
**£205,000**



## Property Description

Inside, the apartment is flooded with natural light and showcases contemporary living throughout. A bright entrance hall with sleek laminate flooring sets the tone, leading into a stylish kitchen fitted with modern integrated appliances and crisp white gloss wall and base units that complement the apartment's light, airy aesthetic. The family bathroom is finished to a high standard, featuring a WC, wash hand basin, bath with overhead shower, tiled flooring, and part-tiled walls.

Both bedrooms are generously sized doubles, with the master benefiting from built-in wardrobes and both rooms finished with soft carpet underfoot.

The apartment benefits from a residents only gym! And is surrounded by a beautifully maintained communal courtyard, offering a peaceful outdoor space, while the secure underground parking adds further practicality.

### 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/drain, 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

\*NO ONWARD CHAIN\*

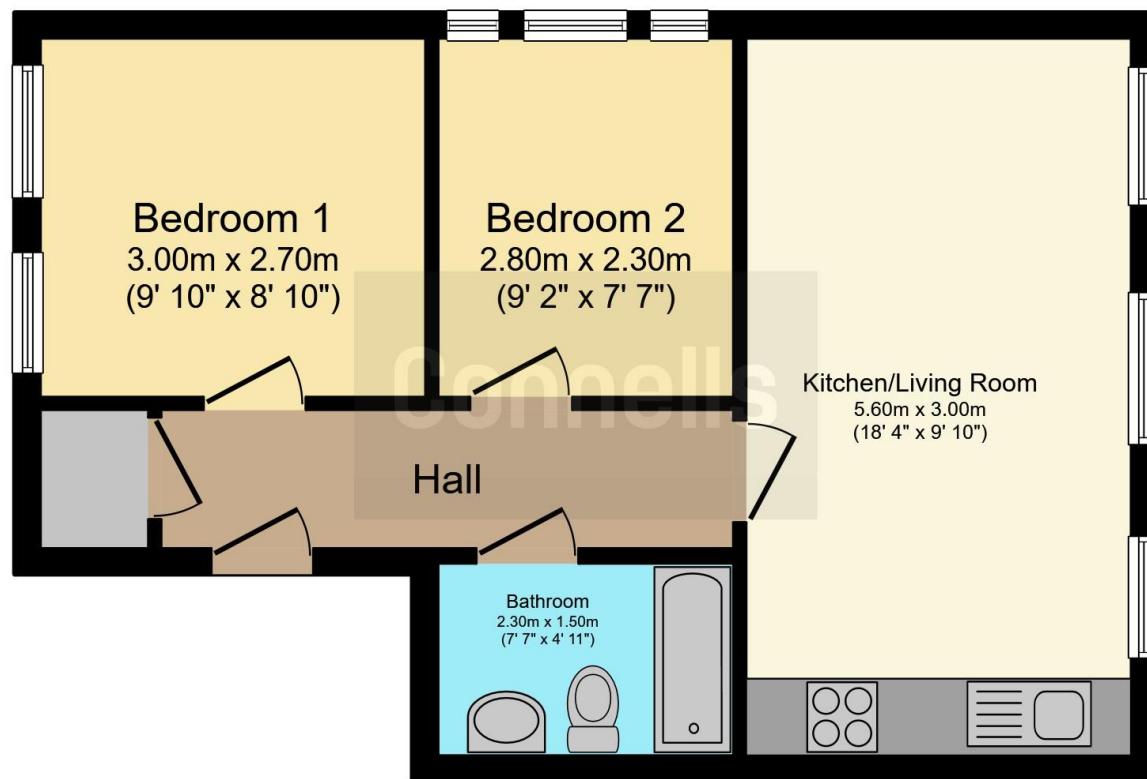












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties 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: D

Council Tax  
 Band: B

Service Charge:  
 2000.00

Ground Rent:  
 300.00

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.

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