



Connells

Prebendal House Parsons Fee
AYLESBURY

Prebendal House Parsons Fee AYLESBURY HP20 2QZ

for sale
£325,000



Property Description

CONNELLS are thrilled to bring to the market this CHARMING TWO bedroom apartment in a GRADE II LISTED GEORGIAN MANOR. This property is enclosed by stunning gardens offering a peaceful sanctuary. Located close to Aylesbury town centre, with local amenities close by.

The property comprises of a communal hallway with a cantilevered staircase and intricately carved paneling. Featuring generous ceiling heights and working shutters throughout, the spaces are bathed in natural light and offer far-reaching views of the surrounding countryside. Inside the apartment itself you'll find a large, dual-aspect drawing room, which is painted in calming, neutral tones. A beautiful fireplace provides a focal point to the room. The open-plan kitchen and living space is perfect for entertaining. Two generously sized bedrooms are off the main hallway, the master featuring a charming original fireplace and the second with built-in storage. Also radiating from the main hallway is a large family bathroom.

The expansive communal gardens unfold over approximately 1.25 acres. Surrounded by ancient trees and mature planting, the garden offers a perfect setting for a peaceful morning coffee. Externally, there is a private, gated entrance and allocated secure parking as well as additional visitor spaces.

Please call CONNELLS 01296 395111 to book a viewing!

Communal Entrance

Majestic historic entrance hall leading to stairs and communal gardens.

Entrance Hall

Door to side with carpet underfoot. Original panelling and archway

Kitchen/Lounge

16' 10" into bay x 14' 10" max (5.13m into bay x 4.52m max)

Bay window to rear

Carpet underfoot in the lounge/dining area and tiling underfoot in the kitchen area.

Integrated NEFF fridge/freezer, washing machine, dishwasher, gas hob and electric oven.

Shutters to windows

Bedroom One

15' 5" max x 14' 4" max (4.70m max x 4.37m max)

Two windows to the front

Carpet underfoot

Feature fireplace

Radiator

Shutters to window

Original panelling

Bedroom Two

11' 1" max x 7' 8" max (3.38m max x 2.34m max)

Window to side x 2

Carpet underfoot

Radiator

Bathroom

WC, Wash hand basin, bath/mixer, separate shower cubicle, fully tiled with tiling underfoot and towel radiator

Basement

Communal access basement

Rear Garden

Extensive communal surrounding gardens

Parking

ONE allocated space on the right hand side of rear patio - as well as additional visitor spaces on the other side of the car park









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:
 Exempt

Council Tax
 Band: C

Service Charge:
 4728.00

Ground Rent:
 255.55

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312280

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2010. 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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