



Connells

Kingfisher House Walton Street
Aylesbury

Kingfisher House Walton Street Aylesbury HP21 7FS

for sale guide price
£135,000



Property Description

****NO ONWARD CHAIN**** CONNELLS are delighted to offer to the market this spacious one bedroom apartment. The property is located close to the theatre district next to the Grand Union Canal and has excellent access to the town centre and railway station.

It benefits from a great open plan living space, modern bathroom and double bedroom with walk-in wardrobe. The property also has a long lease and allocated parking. Please call today to arrange a viewing.

Aylesbury Town Centre - 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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable

consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note

SERVICE CHARGES:

Neil Douglas - £2387.06

Peak Estates - £2108.40

Total £4495.46

GROUND RENT: £250 PA

Entrance Hall

Smoke alarm, telephone/video entry system

Lounge / Kitchen / Diner

16' 10" MAX x 16' 8" MAX (5.13m MAX x 5.08m MAX)

Full width windows to front and side aspect, two modern electric heaters,

Fitted kitchen comprised of wall and floor units with worktops, single bowl sink and drainer. integrated fridge freezer, integrated washer dryer, integrated dishwasher, electric oven, hob and extractor hood.

Bedroom One

17' 10" MAX x 12' 6" MAX (5.44m MAX x 3.81m MAX)

Windows to front aspect, electric heater, walk in wardrobe.

Walk In Wardrobe

8' 1" MAX x 5' 6" MAX (2.46m MAX x 1.68m MAX)

Window to front, carpet underfoot.

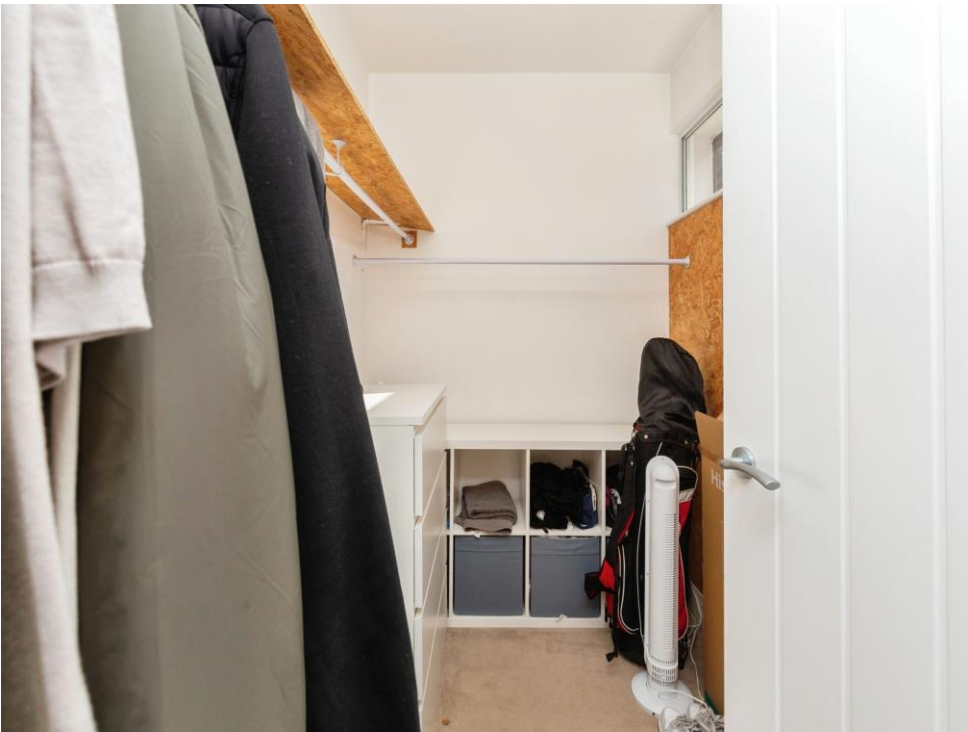
Bathroom

Modern suite comprising shower over panel bath with screen, wash hand basin and low level WC. heated towel rail. fan extraction.

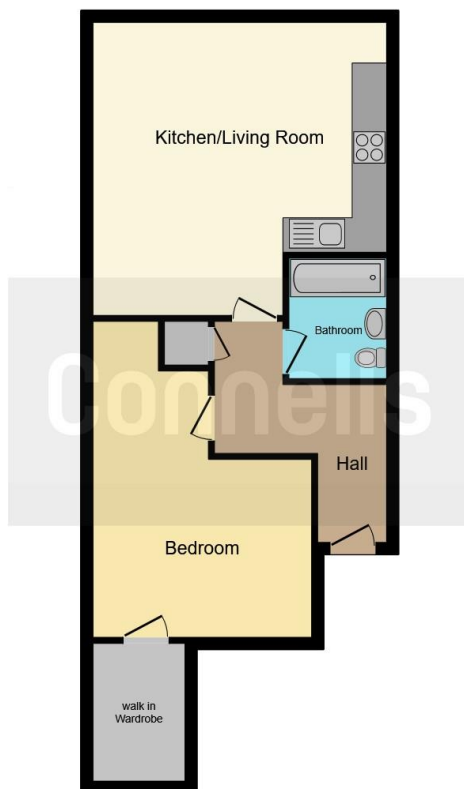
Parking

Allocated parking space.









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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 4495.46

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312356

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.

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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