



Connells

Wentworth House Oxford Road
AYLESBURY

Wentworth House Oxford Road AYLESBURY HP19 8EY

for sale offers in excess of
£175,000



Property Description

CONNELLS are happy to bring to the market this MODERN and pristine first floor ONE bedroom apartment. The property is ideally located in the beautiful old town of Aylesbury.

This property boasts contemporary living and provides plenty of natural lighting. It benefits from a BRIGHT entrance hall with karndean flooring underfoot. The stylish kitchen is presented with MODERN integrated appliances and wall and base units to match the light aesthetic of the apartment. Additionally there is an airing cupboard and washing machine.

The family bathroom includes a WC, wash hand basin, and shower cubicle with tiling underfoot and part tiled walls, again presented at a modern standard. Finishing off with a generous double bedroom with built in wardrobes for additional storage and 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

11' 7" x 7' 1" (3.53m x 2.16m)

Two windows to front aspect, karndean flooring underfoot, radiator

Kitchen

12' x 8' 4" (3.66m x 2.54m)

Wall and base units, electric hob and oven, integrated fridge/freezer and dishwasher, part tiling, airing cupboard with washing machine

Bedroom One

15' 9" x 8' 4" (4.80m x 2.54m)

Window to front, carpet underfoot, radiator, built in wardrobe

Bathroom

WC, WHB, shower cubicle, part tiling, tiling underfoot, towel radiator, shaving point.

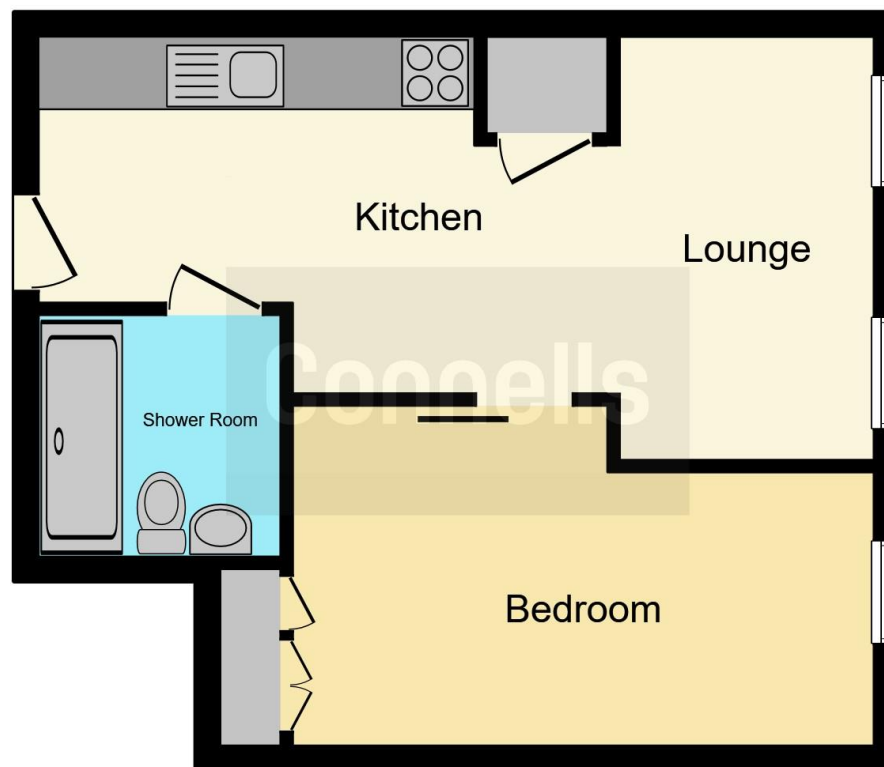
Parking

underground allocated parking









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: C

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312314

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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