



Connells

The Square Alton Mews
Aylesbury



Property Description

Connells are delighted to bring to the market this spacious ONE bedroom apartment, located in the new ALTON MEWS development within close proximity to the Aylesbury town centre. The development boasts secure gated entrance with ample parking and less than two years old.

This modern one bedroom apartment, offers multiple storage cupboards within the entrance hall. A large open plan kitchen / living room with space for appliances such as dishwasher, washing machine and fridge and an integrated electric oven/ hob. The bedroom has carpet underfoot with large windows boasting plenty of natural light. The spacious bathroom is part tiled with laminate flooring underfoot and a bath with a shower overhead.

There is allocated parking with visitor bays throughout.

Entrance Hall

door to front, storage cupboards, carpet underfoot

Bathroom

WC, WHB, Bath mixer/shower

Living Room/Kitchen

22' 2" max x 22' max (6.76m max x 6.71m max)

Wall and base units, electric oven and induction hob, space for washing machine and fridge/freezer, laminate underfoot, skylight

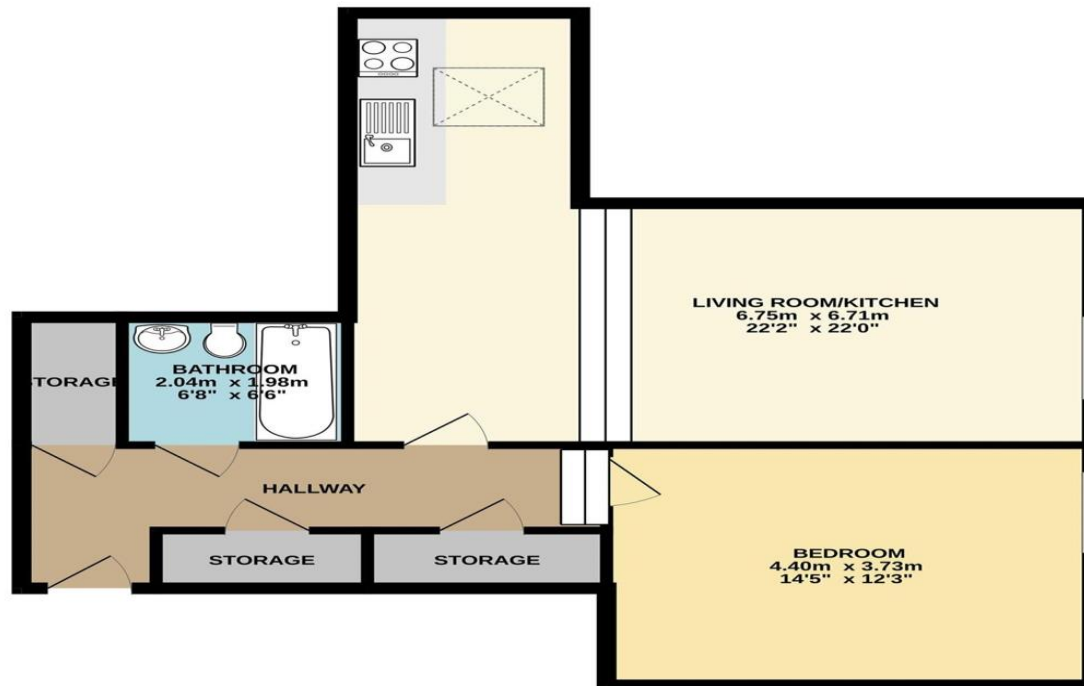
Bedroom

14' 5" x 12' 3" (4.39m x 3.73m)
carpet underfoot





SECOND FLOOR
65.6 sq.m. (706 sq.ft.) approx.



TOTAL FLOOR AREA : 65.6 sq.m. (706 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



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: C

Council Tax
Band: B

Service Charge:
1102.62

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312343

This is a Leasehold property with details as follows; Term of Lease 122 years from 19 May 2025. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312343 - 0003