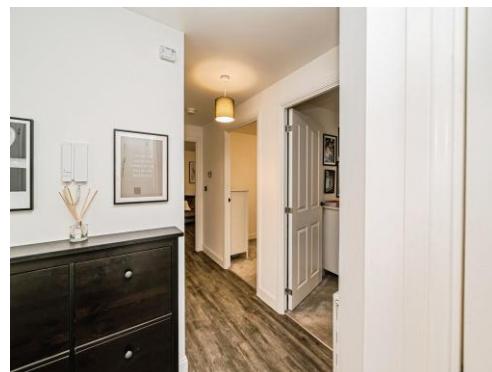




**Connells**

Foxtail Close  
Broughton Aylesbury



## Property Description

This well-presented two-bedroom first-floor apartment offers modern, comfortable living and benefits from a long lease, no ground rent, and allocated parking within a secure gated car park.

The property features a welcoming entrance hall with three generous storage cupboards, one housing the boiler and another fitted with plumbing for a washing machine. The modern kitchen is fitted with sleek gloss wall and base units, an integrated dishwasher, electric oven and hob, and provides space for a fridge/freezer.

The bright and airy lounge enjoys front-facing Juliet doors that allow an abundance of natural light to flood the room, creating an inviting space to relax and unwind.

There are two well-proportioned bedrooms, with the master bedroom further enhanced by built-in wardrobes. Both bedrooms are served by a contemporary family bathroom complete with a bath, mixer taps, and an overhead shower.

Further benefits include one allocated parking bay located within a secure, gated car park, making this an ideal home for first-time buyers, downsizers, or investors alike.

Kingsbrook is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41

towards Tring and London. The area has a popular primary school and family facilities including a children's play areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl, Wenzels and a Sainsbury Local.

### Entrance Hall

Door to front  
Karndean flooring

Three storage cupboards, one with boiler, one with washing machine

### Lounge

13' 7" x 11' 2" ( 4.14m x 3.40m )  
Juliet doors to front  
Karndean underfoot  
Radiator

### Kitchen

11' 2" x 6' 6" ( 3.40m x 1.98m )  
Window to rear  
Wall and base units  
Integrated dishwasher  
Electric hob and oven  
Karndean flooring  
Space for fridge/freezer

### Bedroom One

10' 1" x 10' 3" ( 3.07m x 3.12m )  
Window to front  
Carpet underfoot  
Radiator

Built in wardrobe

## Bedroom Two

10' x 6' 5" ( 3.05m x 1.96m )

Window to front

Carpet underfoot

Radiator

## Bathroom

Window to rear

Kardeen flooring

WC

Wash hand basin

Bath/mixer

Part tiling

Towel radiator

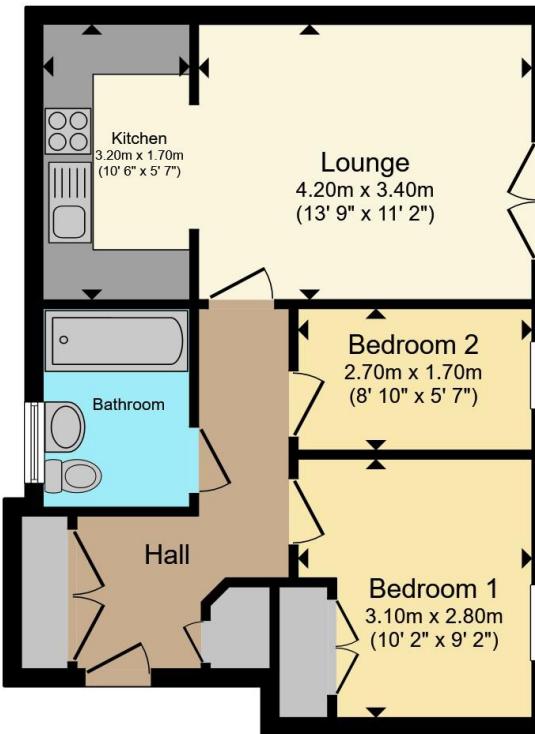
## Parking

Allocated parking









Total floor area 63.3 m<sup>2</sup> (682 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: B  
Council Tax  
Band: C

Service Charge: £960  
Every 6 months  
Ground Rent:  
£0

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/ALS312809\]\(http://viewthispropertyonline.connells.co.uk/Property/ALS312809\)](http://viewthispropertyonline.connells.co.uk/Property/ALS312809)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2019. 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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Property Ref: ALS312809 - 0002