



**Armstrongs Fields, Broughton Aylesbury HP22 7BR**



**welcome to**

**Armstrongs Fields, Broughton Aylesbury**

Brown and Merry are delighted to bring to market this stunning one bedroom coach house with car port situated in the ever-popular development of Kingsbrook. The property features a spacious and well-lit lounge/dining area that leads into the kitchen. The bedroom is generously sized and includes a designated desk space, along with a well-kept bathroom. Additionally, there is a carport available outside. This property would make the ideal first time buy viewing are not to be missed.



## Accommodation Comprises

### Lounge/ Dining Room

21' 8" max x 12' 9" max ( 6.60m max x 3.89m max )

### Kitchen

8' 11" x 8' 2" ( 2.72m x 2.49m )

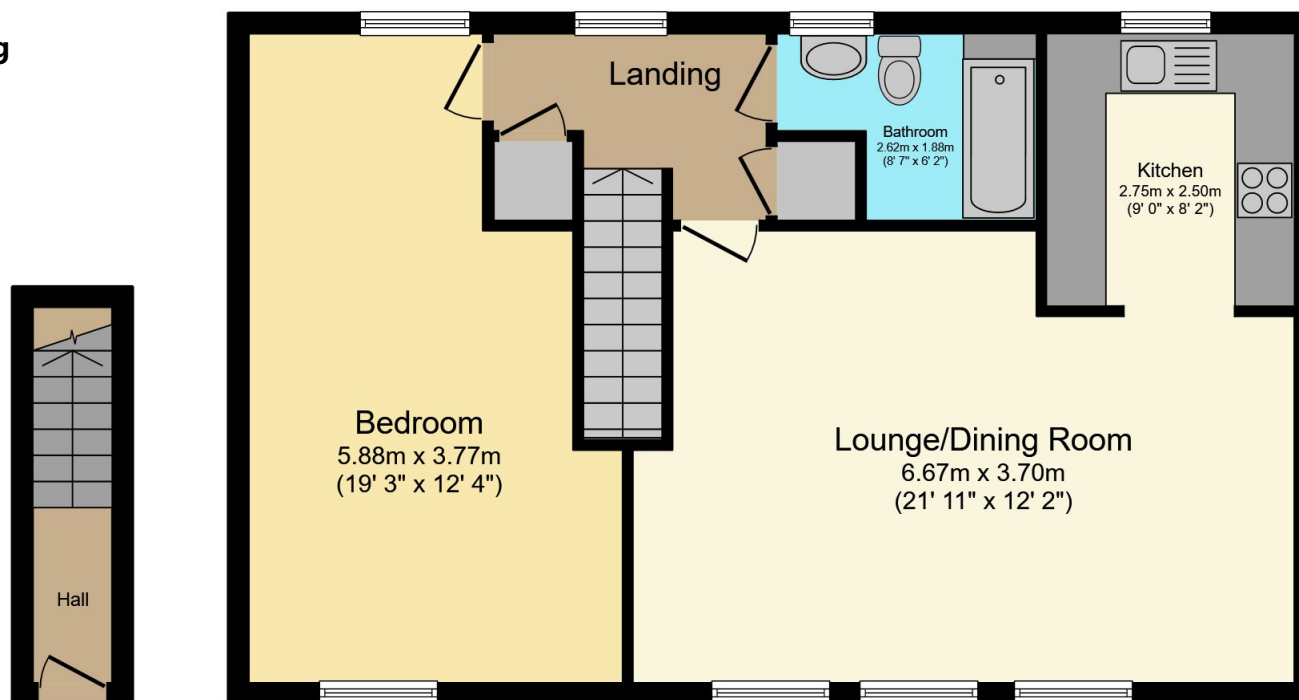
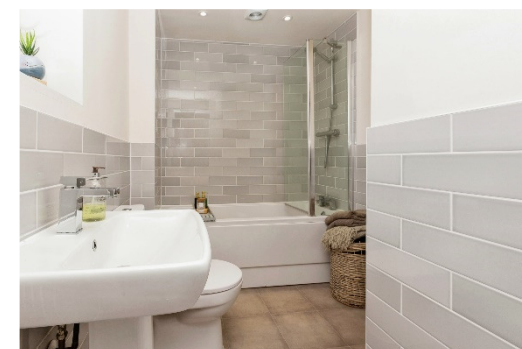
### Bedroom One

19' 2" max x 12' 6" max ( 5.84m max x 3.81m max )

### Bathroom

### Outside

### Parking



### Ground Floor

Floor area 3.0 m<sup>2</sup> (33 sq.ft.) approx

### First Floor

Floor area 69.0 m<sup>2</sup> (743 sq.ft.) approx

Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Armstrongs Fields, Broughton Aylesbury

- ONE BEDROOM COACH HOUSE
- LOUNGE/ DINING ROOM
- KITCHEN
- BATHROOM
- CARPORT
- KINGSBROOK DEVELOPMENT
- IDEAL FOR FIRST TIME BUYERS

Tenure: Leasehold EPC Rating: B

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 Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL114872 - 0003

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