



Connells

Trenchard Street
Aylesbury



Property Description

A one bedroom duplex apartment located in central Fairford Leys.

The property comprises entrance hall leading into lounge/dining area and separate fitted kitchen.

This is a perfect FIRST TIME BUY OR INVESTMENT PROPERTY.

EPC RATING - D.

** NO UPPER CHAIN ** CENTRAL LOCATION ** DUPLEX APARTMENT ** ONE DOUBLE BEDROOM ** GOOD CONDITION THROUGHOUT ** CLOSE TO SHOPS AND AMENITIES ** EPC RATING - D ** IDEAL FOR FIRST TIME BUYERS AND INVESTORS **

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

Door to front aspect, window to side aspect, electric radiator, stairs to upper floor.

Lounge

11' 2" MAX x 13' 4" MAX (3.40m MAX x 4.06m MAX)

Window to rear and side aspect, electric fire place.

Kitchen

8' 8" MAX x 7' 4" MAX (2.64m MAX x 2.24m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with

drainer, electric oven and hob with cooker-hood, integrated washing machine, space for fridge/freezer.

First Floor Landing

Stairs from entrance hall, window to front aspect.

Bedroom One

13' 3" MAX x 12' 7" MAX (4.04m MAX x 3.84m MAX)

Window to rear and side aspect, electric radiator.

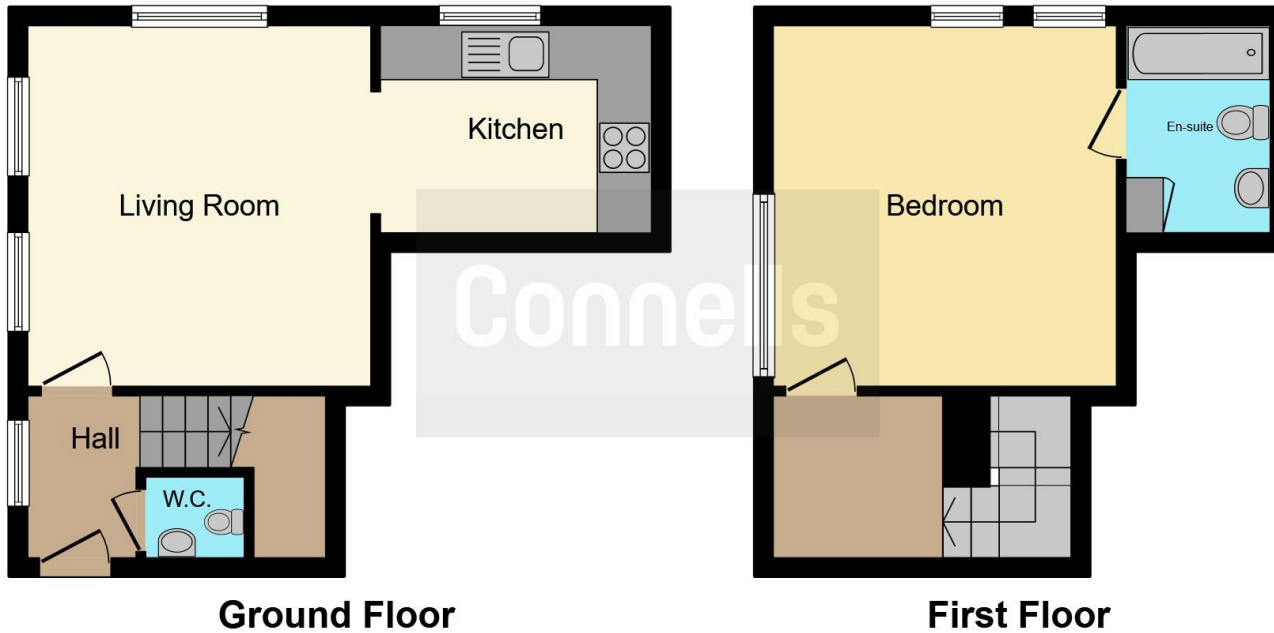
En-Suite

Bath with mixer taps and overhead shower, WC, hand wash basin, heated hand towel rail, airing cupboard.

Public Notice

PUBLIC NOTICE : 1 Trenchard Street, Aylesbury, HP19 7AA. We are acting in the sale of the above property and have received an offer of £ 142,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: D

view this property online [connells.co.uk/Property/LEY303970](https://www.connells.co.uk/Property/LEY303970)

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.

Tenure: Leasehold



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: LEY303970 - 0012