



Connells

Brooks Mews
Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this immaculately presented ground floor apartment to the market that is situated on a popular development in Aylesbury. Modern throughout, the property briefly comprises of an open plan living area with an integrated modern fitted kitchen, two double bedrooms and family bathroom suite. Benefits include a private terrace area, a private rear garden, a long lease and allocated parking.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including Aylesbury train station as well as the A41 & A418 motorways. The vibrant Aylesbury town centre is just a short distance away providing numerous shops, eateries, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Front door.

Lounge / Kitchen

15' 9" x 12' 4" (4.80m x 3.76m)

Open plan with kitchen, patio doors to front garden, television and telephone point.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, skylight, stainless steel sink with

drainer, electric oven, gas hob with extractor hood, integrated dishwasher, washing machine and fridge/freezer.

Hallway

Two storage cupboards.

Bedroom One

14' 1" x 10' 10" (4.29m x 3.30m)

Patio doors to rear garden, fitted wardrobe.

Bedroom Two

10' 6" x 9' 7" (3.20m x 2.92m)

Window to rear aspect, fitted wardrobe.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

Outside

Front Garden

Paved patio area.

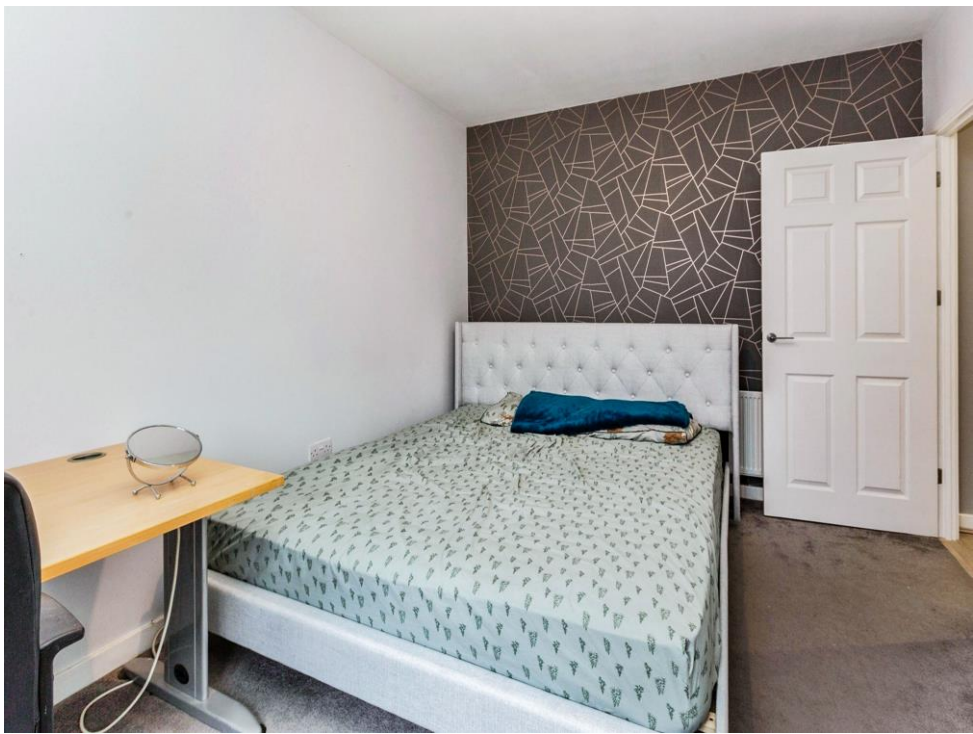
Rear Garden

Paved patio area, fence enclosed, laid lawn.

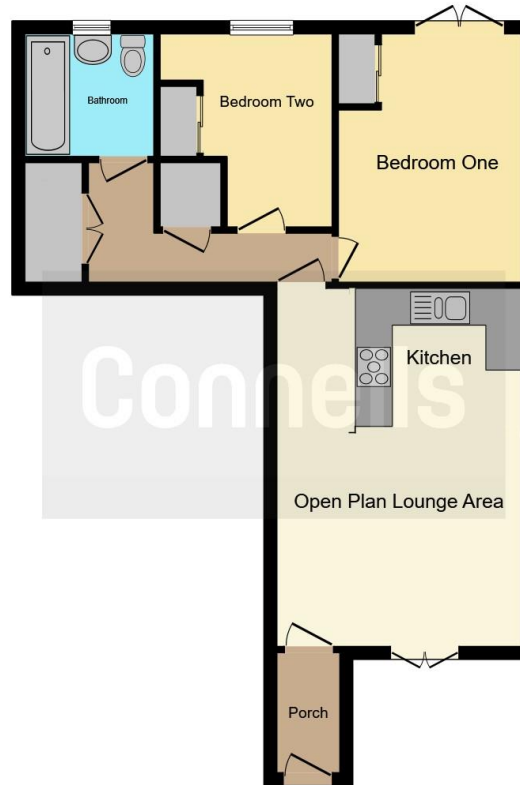
Parking

Allocated parking space.









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

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY303990

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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.

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