

for sale

offers in excess of **£230,000** Leasehold



## Read House Horton Close Aylesbury HP19 7WJ

- Energy Rating: C
- GROUND FLOOR MAISONETTE
- LONG LEASE
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM



# Property Details

## Entrance Hall

Door to front aspect, built-in storage cupboard, cupboard housing a gas boiler, radiator.

## Lounge 13' x 12' 9" ( 3.96m x 3.89m )

Windows to side and rear aspect, double glazed, electric fire place, television point, telephone point, radiator.

## Kitchen 9' x 6' 10" ( 2.74m x 2.08m )

Contemporary fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window with shutters to side aspect, double glazed, sink with drainer, electric hob and oven with cooker-hood, integrated microwave, washing machine and fridge/freezer.

## Bedroom One 15' 1" x 12' 10" ( 4.60m x 3.91m )

Window with shutters to side aspect, double glazed, built in wardrobes, radiator.

## En-Suite

WC, wash hand basin, walk in shower, extractor fan, heated hand towel rail.

## Bedroom Two 12' 10" x 7' 10" ( 3.91m x 2.39m )

Window with shutters to side aspect, double glazed, radiator.

## Bathroom

Window with shutters to side aspect, double glazed, suite comprises a close-coupled WC, pedestal wash hand basin, and a panel bath with mixer tap and shower attachment, extractor fan.

## Outside Parking

An allocated space in the residents' parking area, and additional (non-allocated) visitors' spaces.





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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6 Hampden Square  
AYLESBURY HP19 7HT

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: LEY304160 - 0005

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for these services as a leasehold property.

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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