



Connells

Cambridge House New Street
Aylesbury



Property Description

Welcome to Cambridge House!

An exciting collection of one and two bedroom apartments, designed with everyday living in mind. The apartments offer open plan living and dining areas, each apartment has been designed to be light, practical and above all, stylish. Everything is finished to the highest standard with your comfort in mind.

Located in the historical town of Aylesbury, Cambridge House is centrally located offering access to a great variety of local amenities all within walking distance.

Welcome To Cambridge House

Comprising of just 27 one and two bedroom apartments, designed with everyday living in mind.

With open plan living and dining areas each apartment has been designed to be light, practical and above all stylish. Everything is finished to the highest standard with your comfort in mind.

The historical town of Aylesbury has much to offer, whether you are looking for peace and quiet to relax and unwind or a mix of nightlife to enjoy to the full.

Specification And Finish

Kitchen

Contemporary kitchen units - upgrades available, subject to cut off date
Individually designed layouts
Integrated fridge/freezer
Integrated dishwasher
Branded appliances
Stainless steel multi function oven
Electric hob
Washer/dryer

Bathrooms

White semi pedestal wall mounted basin with polished chrome mixer tap
White bath with bath filler, stylish fixed wall mounted shower head and integrated polished chrome wall mounted triple mixer plate controls *as applicable

Glass bath screen to baths were overhead shower provided
Modern close coupled white toilet
Polished chrome ladder style heated towel rail to all bathrooms/shower rooms

Fitted mirror
Ceramic floor and wall tiling

Interior Finishes

Contemporary internal doors with polished chrome door furniture
Fitted carpets as standard with Karndean 'wood effect' flooring - upgrade options available, subject to cut off date

Built in wardrobes to Master bedroom
*where denoted on floor plan

Electrical Fittings

Recessed LED ceiling downlighters throughout

Television (Sky Q, terrestrial, DAB and FM radio) point to the primary reception room

Return feed television points to Master bedroom

Wiring to facilitate telephone line to primary reception room

Single grid switch to all kitchen appliances

Hyperoptic Fibre Broadband

Car Parking

Car parking options available with specific plots

Safety And Security

Private audio visual door entry system to all apartments

Power and telephone points to all apartments for wireless intruder alarm available to be fitted by purchaser

Multi point locking, spy hole and security chain to apartment entrance doors

Mains hardwired smoke detectors and heat detectors

Peace Of Mind

All apartments benefit from a 10 year build Warranty (CML compliant)

Other Features

Two passenger lifts (one in each building)

Secure bicycle storage

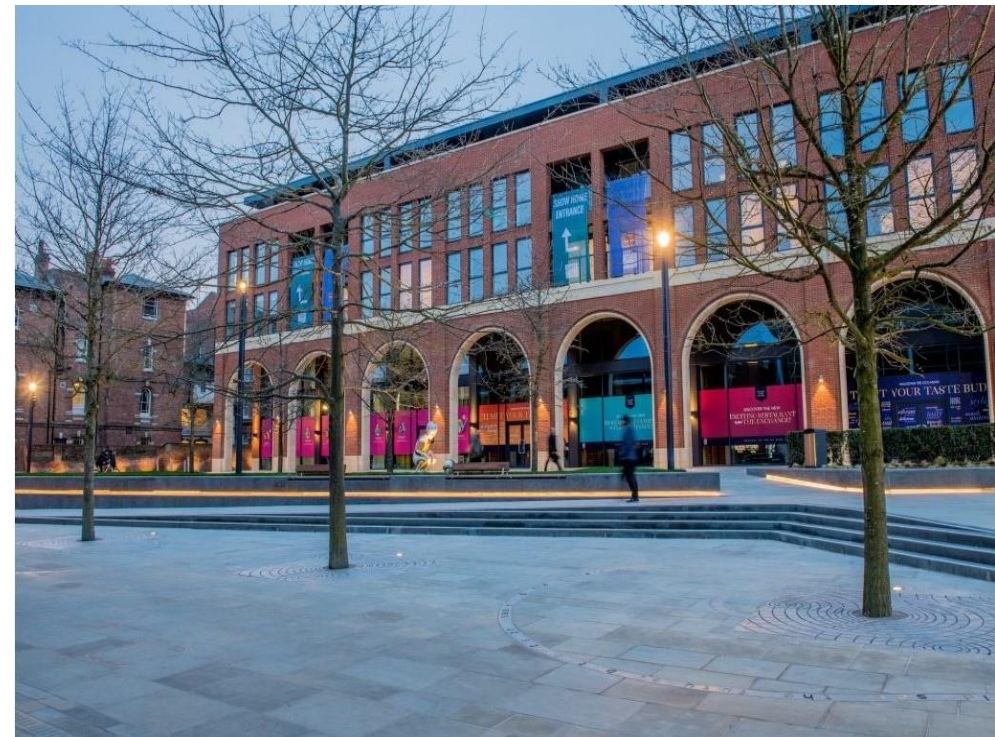
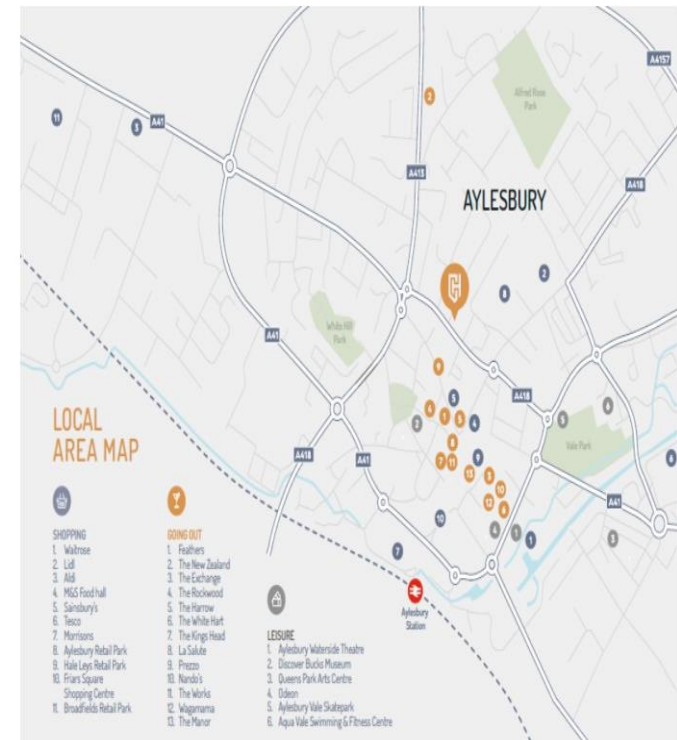
Third floor communal roof terrace

Management Company

A manage company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

Agent Note

CGI's are for marketing purposes





To view this property please contact Connells on

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: Exempt

view this property online connells.co.uk/Property/LEY304274

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.

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