



**Connells**

Walton Court Centre  
Aylesbury





### Property Description

Connells offer up this incredibly spacious three bedroom apartment with two double bedrooms, a separate single, utility room, plentiful storage, lounge and good size kitchen dining area. The kitchen is light and modern with exceptional storage and a new boiler has been fitted over the last year. This apartment is within very close proximity to shops and a short drive to Aylesbury town centre and Stoke Mandeville hospital \*\*\* An outstanding investment opportunity and good first time buy\*\*\*\*

### Entrance Hall

Storage cupboard, rooms to all floors.

### Living Room

15' 1" x 12' 1" ( 4.60m x 3.68m )

Balcony to front aspect, feature fire place, television point, telephone point.

### Kitchen / Diner

22' 9" x 10' 10" ( 6.93m x 3.30m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, cooker point with extractor hood, newly fitted boiler, space for fridge/freezer, space for dining area, window to front aspect.

### Utility Room

Plumbing for washing machine.

### Bedroom One

12' 8" MAX x 8' 11" MAX ( 3.86m MAX x 2.72m MAX )

Windows to rear aspect, radiator.

### Bedroom Two

9' 2" MAX x 15' MAX ( 2.79m MAX x 4.57m MAX )

Window to rear aspect, radiator.

### Bedroom Three

8' 6" MAX x 8' 2" MAX ( 2.59m MAX x 2.49m MAX )

Window to rear aspect, radiator.

### Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

### Cloakroom

WC, wash hand basin.

### Outside

### Private Balcony

### Parking

Communal parking bays.

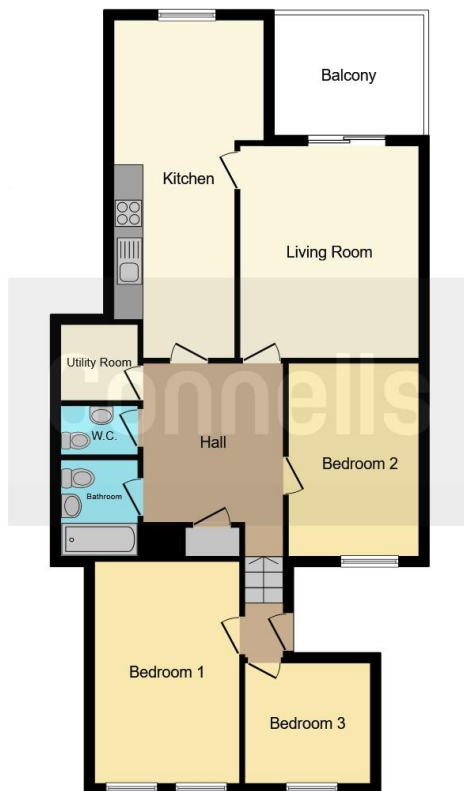












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

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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.



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