





Property Description

Connells are delighted to bring to the market this spacious ground floor apartment, located in the new Alton mews development within proximity to the Aylesbury town centre. The property briefly comprises of a long hallway can be transformed into a stylish minicomputer station, with a dedicated storage closet for added convenience, a sizeable open plan reception room with a modern integrated fitted kitchen, two double bedrooms a modern en-suite bathroom and a modern family bathroom suite as well as well-placed windows ensure every room is bathed in natural daylight, enhancing ambiance and well-being. Benefits included control entry for security purpose, onsite allocated and monitored parking space, outdoor bicycle racks, Two EV charging ports parking next to the flat, fibre optic ready connection, integrated communal satellite Dish, The state-of-the-art WiFi-integrated heating system provides connectivity and energy efficiency. For more information or to arrange a viewing, please contact Connells today.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to side and front aspect, sink with drainer, electric hob and oven with extractor hood, integrated dishwasher and fridge/freezer.

Bedroom One

16' 4" MAX x 8' 5" MAX (4.98m MAX x 2.57m MAX)

Window to the side aspect, radiator.

En-Suite

Shower cubicle, WC, wash hand basin, towel rail.

Bedroom Two

17' 7" MAX x 9' 1" MAX (5.36m MAX x 2.77m MAX)

Window to the side aspect, radiator.

Bathroom

WC, wash hand basin, towel rail, bath/mixer, shower over bath.

Outside

Parking

Allocated parking space and additional visitor bays.

Entrance Hall

Front door, large hallway with two storage cupboards.

Kitchen / Living Room / Dining

27' 5" MAX x 12' 4" MAX (8.36m MAX x 3.76m MAX)

Windows to side, laminated flooring, radiator, television point, telephone point, patio doors.









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

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6 Hampden Square
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304407

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2018. 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.

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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