



Connells

Hampden Square
Aylesbury



Property Description

Connells are pleased to bring this well-presented, top floor apartment to the market that is located in Fairford Leys Village Centre close to the shops, restaurants and other local amenities. Accommodation comprises entrance hall, lounge/dining room, a modern fitted kitchen, two double bedrooms and a bathroom suite. The property benefits from double glazing, electric heating, secure entry and allocated parking.

Viewing is highly recommended.

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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Secure entry phone, stairs rising to front door.

Entrance Hall

Front door leading to entrance hall, electric radiator, storage cupboards.

Living / Dining Room

14' 8" x 11' 4" MAX (4.47m x 3.45m MAX)

French doors to Juliet balcony, two electric radiators, telephone and television points.

Kitchen

11' x 5' 10" MAX (3.35m x 1.78m MAX)

Fitted kitchen comprising wall and base units, work surfaces one and a half bowl sink unit with drainer, tiling to splashback areas, electric oven and hob with cooker hood, plumbing for washing machine, space for fridge/freezer, archway to lounge.

Bedroom One

14' 8" 0 x 10' 2" MAX (4.47m 0 x 3.10m MAX)

French doors to Juliet balcony, electric radiator.

Bedroom Two

12' 10" MAX x 7' 11" MAX (3.91m MAX x 2.41m MAX)

French doors to Juliet balcony, electric radiator.

Bathroom

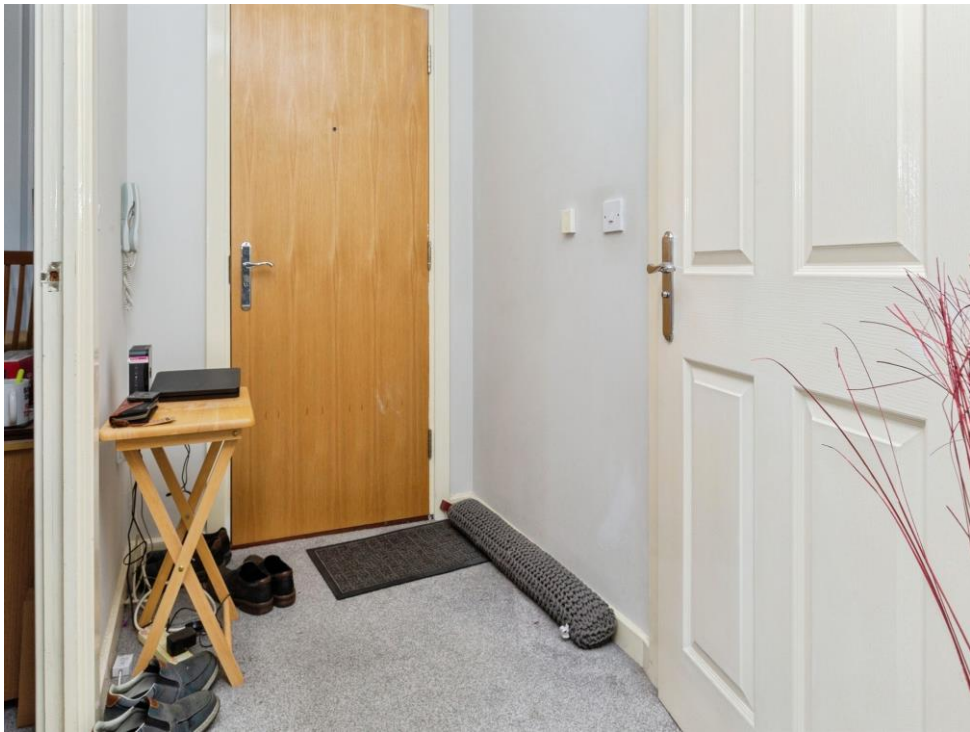
Fitted suite comprising low level wc, wash hand basin, bath with mixer taps and shower attachment, tiling to splashback areas, extractor fan, shaver point.

Outside

Parking

One allocated parking space to rear of property.









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
 AYLESBURY HP19 7HT

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2700.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304606

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.



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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