





# Oat Close Aylesbury HP21 9LN

for sale offers over  
**£150,000**



## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are pleased to bring this well-presented ground floor maisonette to the market that is situated within Hawkslade developments in the southwest of Aylesbury edging out onto countryside walks and rural living. The property comprises of a sizeable reception room, a well-appointed fitted kitchen, one double bedroom with built in wardrobes and bathroom suite. Benefits include ample storage throughout, a long lease remaining (approx. 964 years remaining), allocated parking, access to communal gardens.

Offering easy access to Stoke Mandeville Hospital and is also a short drive from Aylesbury and Stoke Mandeville train stations. There are local amenities and countryside walks within walking distance as well as being a short drive to Aylesbury Town Centre providing further shops, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Private entrance, two storage cupboards, electric radiator, doors to all rooms.

## Living Room

15' 3" MAX x 8' 2" MAX ( 4.65m MAX x 2.49m MAX )

Window to side aspect, television point, telephone point, electric radiators.

## Kitchen

7' 3" MAX x 8' 2" MAX ( 2.21m MAX x 2.49m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric cooker point with extractor hood, plumbing for washing machine, space for fridge/freezer.

## Bedroom One

10' 5" MAX x 8' 6" MAX ( 3.17m MAX x 2.59m MAX )

Window to front aspect, built in wardrobe, electric radiator.

## Bathroom

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

## Outside

## Communal Gardens

## Parking

Allocated parking space.















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

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1827.24

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY304620](http://connells.co.uk/Property/LEY304620)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1991. 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.

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