



**Connells**

Kerr Place  
Aylesbury



## Property Description

Connells are delighted to welcome to market this one bedroom apartment. This apartment is close to Aylesbury town centre making it close to amenities such as the train and bus station. The property has gated security.

## Parking

Allocated

## Entrance Hall

Underfloor heating, door to front, laminated flooring, storage

## Kitchen/Lounge

17' 7" meters x 9' 8" meters ( 5.36m meters x 2.95m meters )

Window to side, space for a fridge and washing machine, wall and base units, partial tiling, electric hob and oven, vinyl flooring in kitchen area, laminated flooring in lounge area.

## Bedroom 1

11' meters x 10' 2" meters ( 3.35m meters x 3.10m meters )

Window to rear, carpet flooring and a radiator

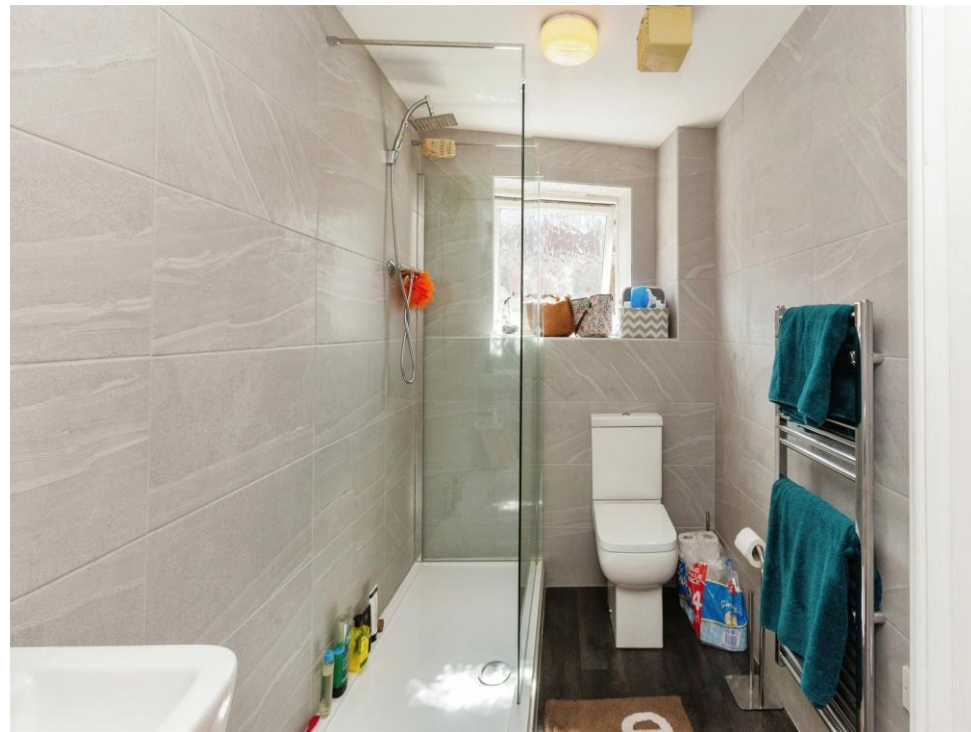
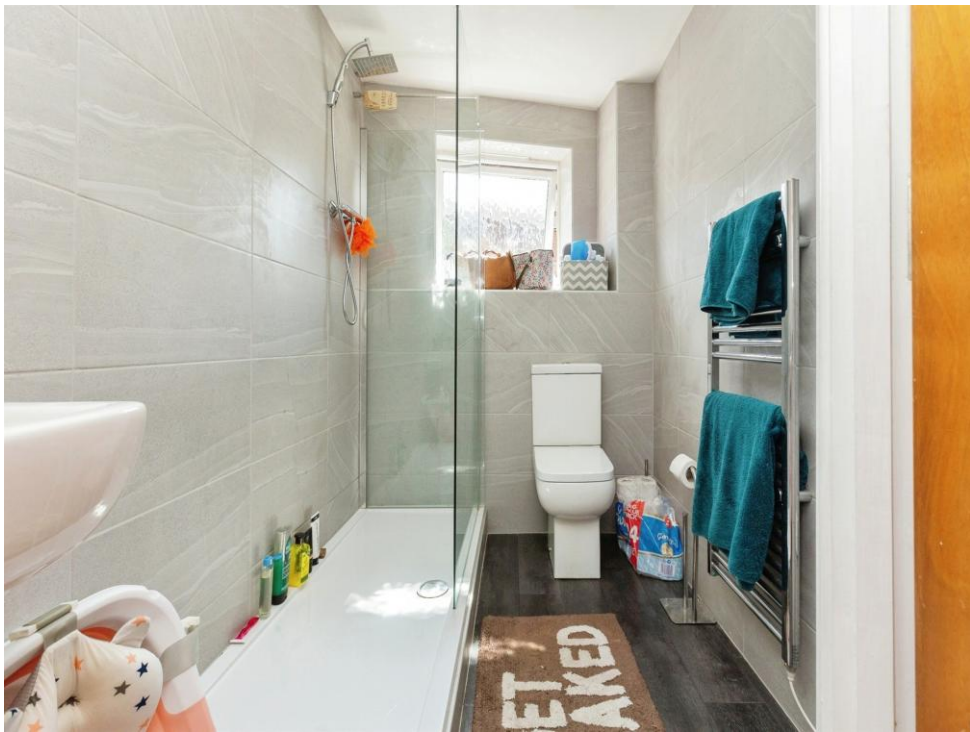
## Bathroom

Window to rear, wc, wash hand basin, fully tiled laminated flooring underfoot

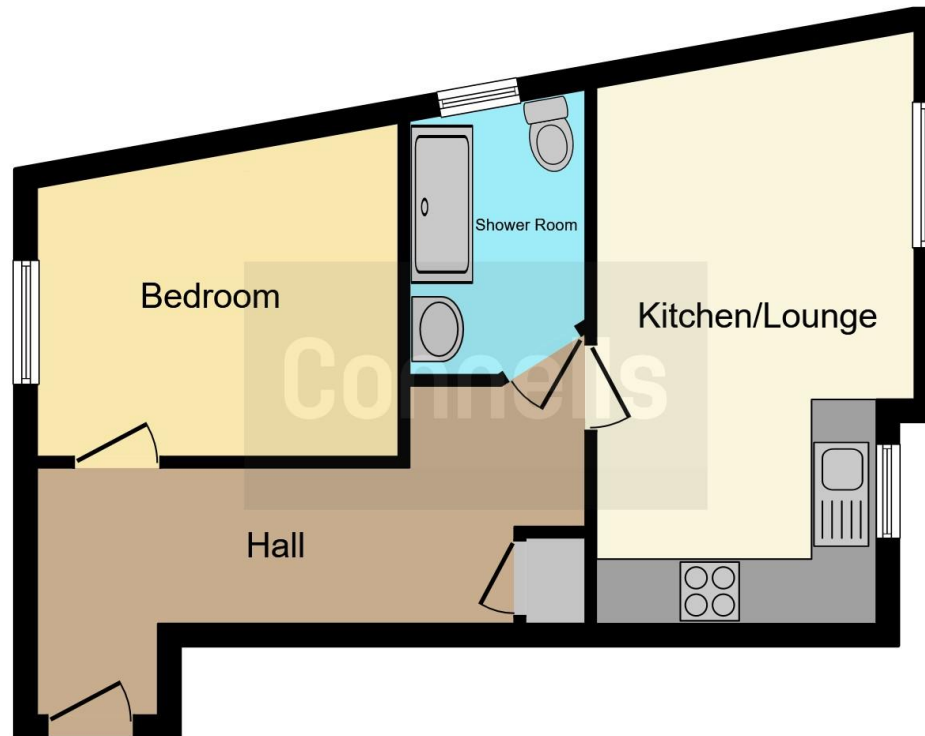
## Rear Garden

Communal









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 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1087.92

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS311716](http://connells.co.uk/Property/ALS311716)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Mar 2004. 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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS311716 - 0013