

Connells

Quercetum Close
Aylesbury

Quercetum Close
Aylesbury HP19 8JN

for sale offers in the region of
£125,000







Property Description

Ideally positioned within easy reach of Aylesbury town centre, this spacious one-bedroom first-floor apartment offers comfortable living with modern finishes throughout.

The property opens into a welcoming carpeted entrance hall with a useful storage cupboard, ideal for coats and shoes. A well-proportioned double bedroom sits alongside the bathroom, which features both a bath and a separate shower cubicle.

The bright lounge/diner enjoys excellent natural light, enhanced by French doors to the front, creating an inviting space for relaxation or entertaining. The contemporary fitted kitchen includes an integrated electric oven and hob, along with a built-in dishwasher for added convenience.

Further benefits include allocated parking within a carport directly beneath the apartment, providing secure and easily accessible parking.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Carpeted flooring door to front, Storage cupboard

Lounge

14' 1" x 13' 1" (4.29m x 3.99m)

French doors to front, carpet flooring

Kitchen

10' 5" x 6' 3" (3.17m x 1.91m)

Window to rear. Vinyl flooring, wall and base units, integrated dishwasher and washing machine electric hob and oven

Bedroom

12' 3" x 10' 2" (3.73m x 3.10m)

window to front, carpet flooring

Bathroom

Window to rear, bath/mixer wc, wash hand basin, bath

Parking

Allocated underground (CARPORT)



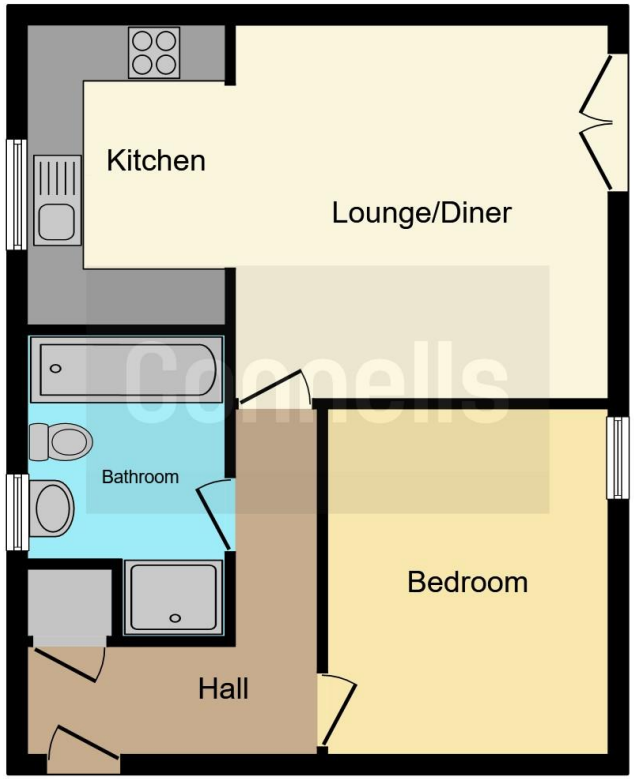












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: C

Council Tax Band: B

Service Charge: 1661.00

Ground Rent: 550.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312661

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2015. 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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