

Connells

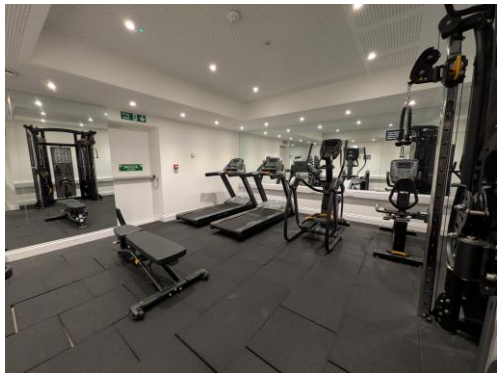
Hartopp House Oxford Road
Aylesbury

Hartopp House Oxford Road
Aylesbury HP19 8EY

for sale offers in excess of
£190,000







Property Description

Connells are pleased to introduce this beautifully presented two-bedroom first-floor apartment, ideally located in the heart of Aylesbury's sought-after Old Town.

Offering stylish, contemporary living throughout, the apartment boasts an abundance of natural light, creating a bright and inviting atmosphere from the moment you step inside. The modern kitchen is finished with sleek white gloss units and integrated appliances, while the well-appointed bathroom features a bath with overhead shower and quality tiled finishes.

Both bedrooms are generous doubles, providing comfortable and versatile accommodation, complemented by attractive flooring and tasteful décor throughout.

Externally, residents benefit from a beautifully maintained communal courtyard, secure underground parking, and exclusive access to a private residents' gym, making this an excellent opportunity for first-time buyers, downsizers, or investors alike.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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







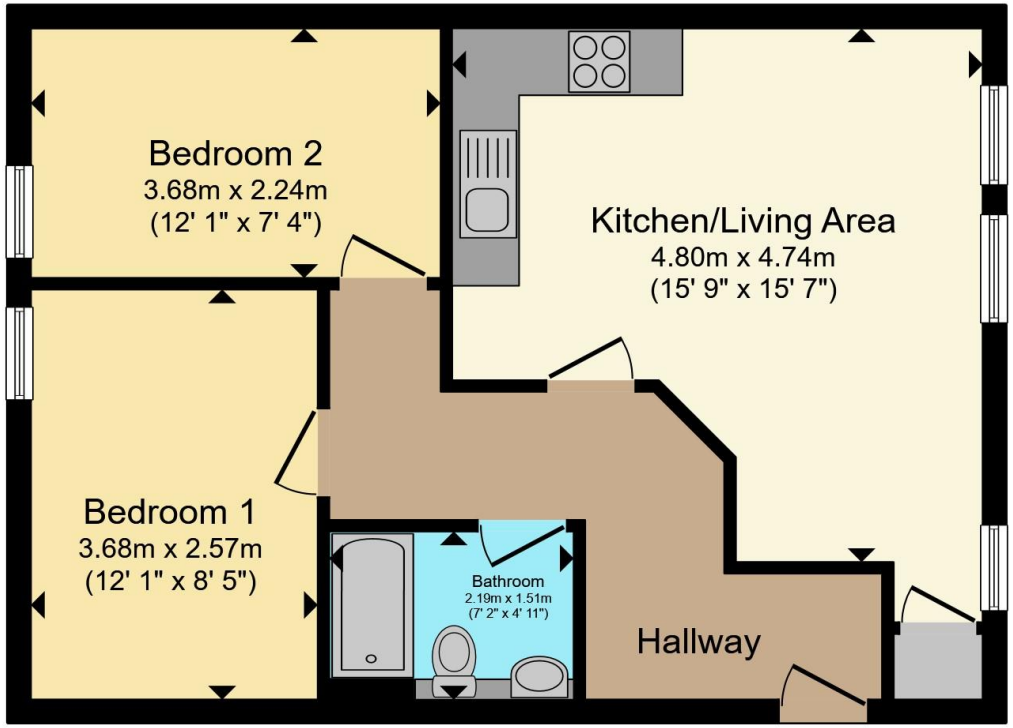









32 - 41
Hartopp
House
36



Total floor area 51.3 m² (552 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D

Council Tax Band: C

Service Charge: 1996.90

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS313174

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.