



**Connells**

Kingfisher House Walton Street  
Aylesbury



## Property Description

Nestled on the first floor of a sought-after canalside development, this beautifully presented one-bedroom apartment offers modern convenience and serene views—just a short stroll from Aylesbury town centre.

Step inside to a spacious double bedroom with plush carpet underfoot for cosy comfort. The sleek, integrated kitchen is fitted with high-gloss wall and base units and includes a full suite of appliances: dishwasher, electric oven and hob, and fridge/freezer. The generous lounge boasts plenty of natural light, ideal for relaxing or entertaining, with space for dining table.

The contemporary bathroom features a bath with overhead shower, a stylish wash-hand basin, and WC. Completing the appeal is the rare bonus of residents parking.

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment.

### Entrance Hall

Wood effect flooring  
Intercom

### Lounge/Diner

16' 5" x 8' 10" ( 5.00m x 2.69m )  
Window to rear  
Three radiators  
Wood effect flooring

### Kitchen

10' 6" x 6' 7" ( 3.20m x 2.01m )  
Electric hob and oven  
Integrated fridge/freezer  
Wood effect flooring underfoot

### Bedroom

12' 10" x 12' 6" ( 3.91m x 3.81m )  
Three windows  
Carpet underfoot  
Radiator

### Bathroom

Bath with shower overhead  
WC  
Wash hand basin  
Window  
Tiled flooring  
Radiator

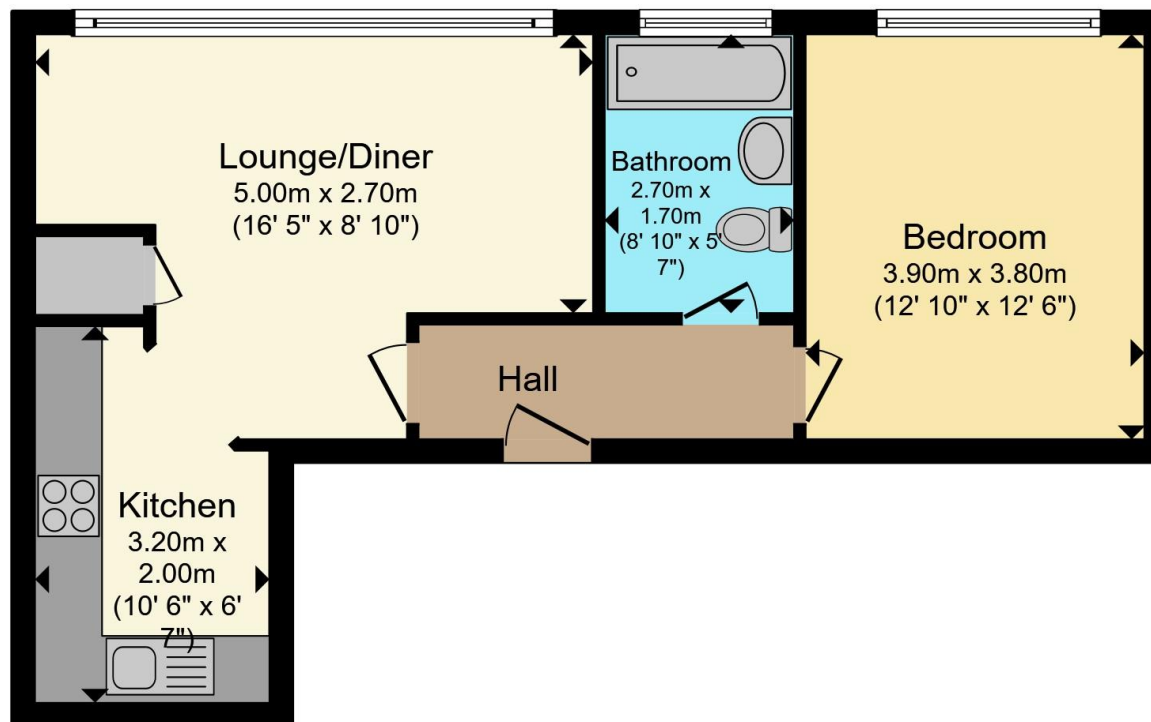
## Parking

One allocated space









Total floor area 41.1 m<sup>2</sup> (442 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](http://www.propertybox.io)



To view this property please contact Connells on

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2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: E Council Tax  
 Band: B

Service Charge:  
 2500.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312670](http://connells.co.uk/Property/ALS312670)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2016. 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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