



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 laminate flooring and plenty of natural light, ideal for relaxing or entertaining.

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—a luxury for town centre living!

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.

Agents Note

£900 SERVICE CHARGE PER YEAR - £0 GROUND RENT // CURRENTLY NO LEASEHOLD TITLE FOR THIS APARTMENT - LEASEHOLD TITLE WILL BE ARRANGED FOR PURCHASER ONCE SALE HAS BEEN AGREED // LEASE YEARS 116 YEARS REMAINING

Entrance Hall

Door to front
Storage cupboard
Laminate flooring underfoot

Kitchen/Lounge/Diner

18' 1" max x 17' 2" max (5.51m max x 5.23m max)
Window to side
Laminate flooring underfoot
Radiator
Wall and base units
Integrated dishwasher, fridge/freezer, electric hob and oven

Bedroom

13' 4" max x 9' 7" max (4.06m max x 2.92m max)
Window to side
Carpet underfoot
Radiator

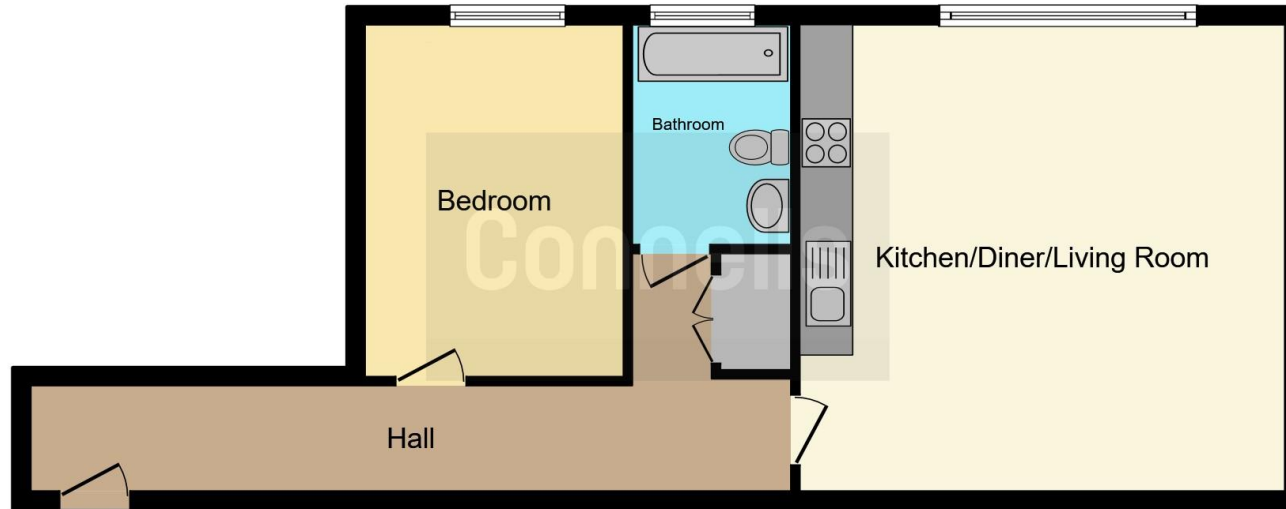
Bathroom

Window to rear
Fully tiled
Tiling underfoot
Towel radiator
WC
Wash hand basin
Bath/mixer with shower

Parking

Residents parking





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

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

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: E Council Tax
Band: C

Service Charge: 900.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312505

This is a Leasehold property with details as follows; Term of Lease 116 years from 19 Sep 2025. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312505 - 0008