



Ideal House Exchange Street Aylesbury HP20 1QY

for sale
£120,000



Property Description

PUBLIC NOTICE:Connells are now in receipt of an offer for the sum of £114,000 for Flat 1 Ideal House, Exchange Street, Aylesbury, HP20 1QY

Anyone wishing to place an offer on the property should contact Connells - 2 Temple Street, Aylesbury, HP20 2RH on 01296 395111 before exchange of contracts.

* SUITABLE FOR CASH BUYERS ONLY *
SOLD AS SEEN **NO ONWARDS CHAIN*

This centrally located town centre apartment is available to cash buyers only, offered with no onward chain and sold as seen. With 180 years remaining on the lease and a low ground rent of £60 per year, the property presents an excellent investment opportunity in a highly convenient setting close to transport links into London.

The accommodation comprises a welcoming entrance hall with a useful storage cupboard and housing the boiler, leading through to the kitchen, which features tiled flooring, splashback tiling, and a range of wall and base units. The kitchen includes a sink/drainer and an electric oven and hob. The apartment offers two bedrooms, served by a main bathroom fitted with a WC, wash hand basin, and bathtub.

Agents Note

All services/appliances have not and will not

be tested

Entrance Hall

Wooden flooring
Storage cupboard

Lounge

18' 7" x 13' 8" (5.66m x 4.17m)
Carpet underfoot
Two windows to side
Radiator

Kitchen

9' 7" x 7' 9" (2.92m x 2.36m)
Tiling underfoot
Window to side
Radiator
Electric stove
Splashback tiling

Bedroom One

12' 4" x 11' 3" (3.76m x 3.43m)
Carpet underfoot
Window to side

Bedroom Two

14' 1" x 9' 5" (4.29m x 2.87m)
Carpet underfoot
Window to side

Bathroom

Tiling underfoot
WC
Wash hand basin
Bath
Window to side



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: B

Service Charge: Ask
Agent

Ground Rent:
60.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS313155

This is a Leasehold property with details as follows; Term of Lease 224 years from 25 Mar 1982. 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.

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