



Connells

Kerr Place
Aylesbury



Property Description

Step inside via an entrance hall, featuring underfloor heating, laminated flooring, and useful storage space. The open-plan kitchen/lounge is thoughtfully designed, with a side aspect window. The kitchen area provides a range of wall and base units, partial tiling, an electric oven and hob, and space for both a fridge and washing machine, complemented by vinyl flooring.

The bedroom is a comfortable double, positioned at the rear of the property for added privacy, complete with a window overlooking the rear and carpet underfoot. The bathroom is fully tiled and comprises a bath, WC, wash hand basin, and shaving point, with a rear-facing window and practical laminated flooring.

Externally, residents benefit from a communal garden, perfect for relaxing outdoors, as well as allocated parking.

Ideally located within the town centre, the property is within easy reach of an excellent range of amenities including shops, restaurants, bars, and leisure facilities. For commuters, a nearby mainline railway station provides services into London Marylebone in approximately 55 minutes, while the A41 offers swift access to the M40 and M25 motorway networks.

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

Underfloor heating, door to front, laminated flooring, storage

Kitchen/Lounge

17' 7" meters x 9' 8" meters (5.36m meters x 2.95m meters)

Window to side, space for a fridge and washing machine, wall and base units, partial tiling, electric hob and oven, vinyl flooring in kitchen area, laminated flooring in lounge area.

Bedroom 1

11' meters x 10' 2" meters (3.35m meters x 3.10m meters)

Window to rear, carpet flooring and a radiator

Bathroom

Window to rear, wc, wash hand basin, fully tiled laminated flooring underfoot

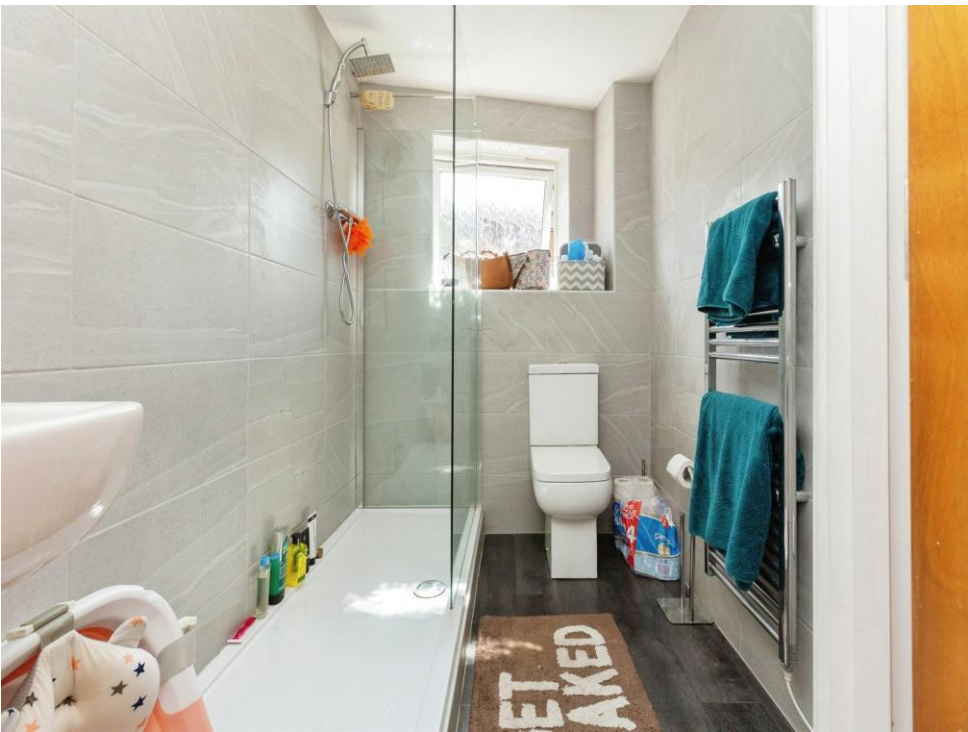
Rear Garden

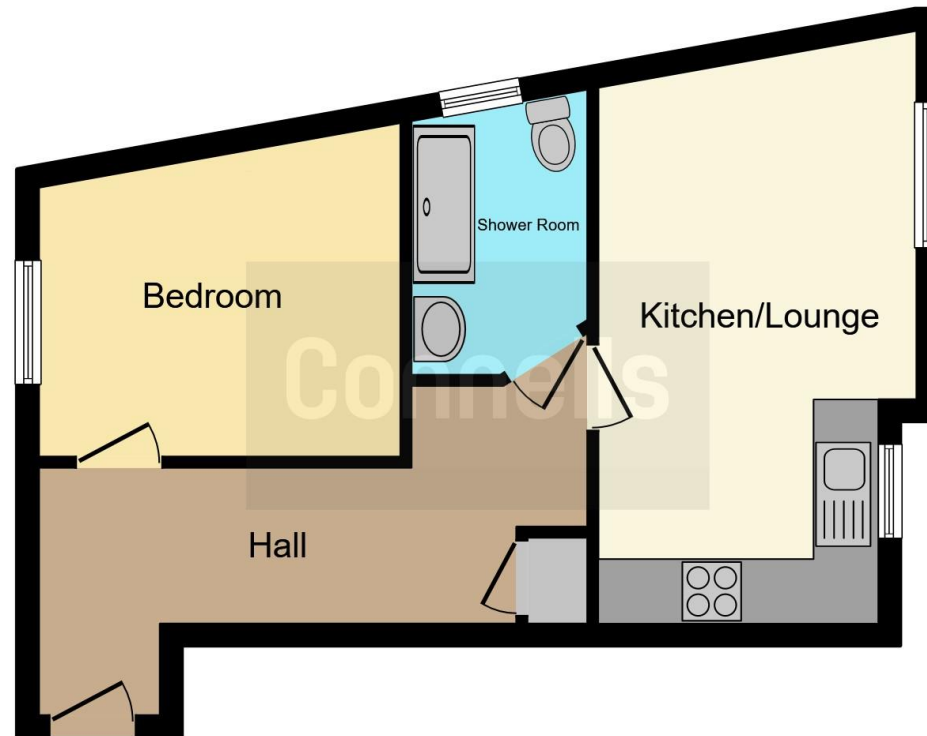
Communal

Parking

Allocated







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:
 1087.92

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS311716

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Mar 2004. 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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Property Ref: ALS311716 - 0016