



**Connells**

Parslow Court  
Aylesbury



### Property Description

Connells are delighted to bring this well-presented first floor maisonette to the market that offers good living space with a good-sized lounge with an integrated kitchen, a double bedroom and a contemporary bathroom suite. Outside benefits from an allocated parking space.

The property is conveniently located with nearby rail links at Stoke Mandeville or Aylesbury with connections to London Marylebone. There is a Co-Operative store, a community centre, regular bus services to the town centre, nearby walks to open countryside and a short walk to Stoke Mandeville Hospital. For more information or to arrange a viewing, please contact Connells today.

### Entrance

Front door into lounge.

### Lounge / Kitchen

Windows to front and side aspect, television point, telephone point.

Fitted kitchen comprised of wall and base units with work surfaces to complement, sink with drainer, electric oven and hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer.

### Bedroom One

Window to side aspect.

### Shower Room

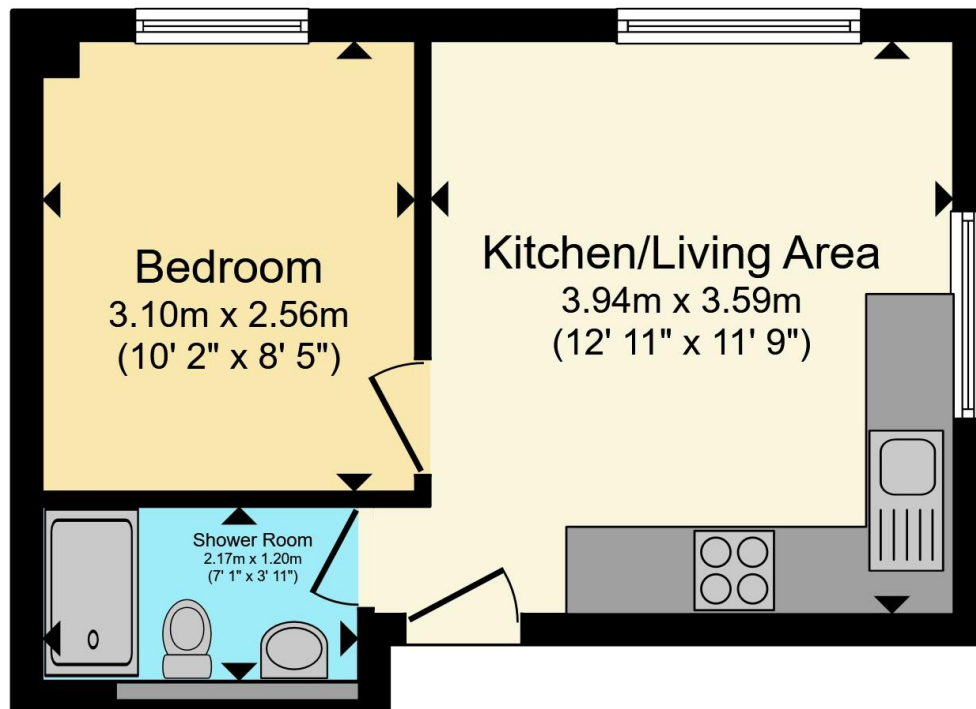
Shower cubicle, WC, vanity wash hand basin.

### Outside

### Parking

One allocated parking space.





Total floor area 25.6 m<sup>2</sup> (276 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

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
AYLESBURY HP19 7HT

EPC Rating: D Council Tax  
Band: B

Service Charge:  
1800.00

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY304779](http://connells.co.uk/Property/LEY304779)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 07 Aug 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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