



**Connells**

Kerr Place  
AYLESBURY



## Property Description

This well-presented ONE bedroom ground floor apartment is ideally located within walking distance of Aylesbury town centre and is offered with NO ONWARD CHAIN. Situated in Kerr Place, the property benefits from a GATED ALLOCATED PARKING space and access to communal gardens, making it an attractive option for first-time buyers, downsizers, or investors.

Upon entering, you're welcomed by a vinyl entrance hall with two useful storage cupboards, leading into a spacious open-plan living, kitchen, and dining area. The kitchen is fitted with a range of wall and base units, an electric hob and oven, and offers space for a fridge/freezer along with plumbing for a washing machine. The double bedroom features a front aspect double-glazed window and carpet underfoot, while the contemporary bathroom suite includes a bath with mixer tap.

A prime location close to Aylesbury's vibrant town centre, which offers a wide selection of shops, restaurants, and leisure facilities. The mainline rail station provides direct access to London Marylebone in approximately one hour, making it ideal for commuters. Entertainment and leisure are well catered for with the Aylesbury Waterside Theatre, Aquavale Swimming & Fitness Centre, and Tesco Superstore all within easy reach. Excellent road links via the A41 offer convenient access to the M25 and London.

## Entrance Hall

Door to front  
Vinyl underfoot

## Lounge

17' max x 13' max ( 5.18m max x 3.96m max )

## Kitchen

10' 6" max x 7' 1" max ( 3.20m max x 2.16m max )

Wall and base units

Work surfaces

Tiling to splashback areas

Electric hob and oven

Plumbing for washing machine

Space for Fridge/freezer

Vinyl underfoot

## Bedroom

12' 2" max x 9' 8" max ( 3.71m max x 2.95m max )

Double glazed window to front aspect

Radiator

Carpet underfoot

## Bathroom

Low level wc

Wash hand basin

Bath with mixer tap

Tiling to splashback areas

Tiled flooring

## Garden

Communal gardens

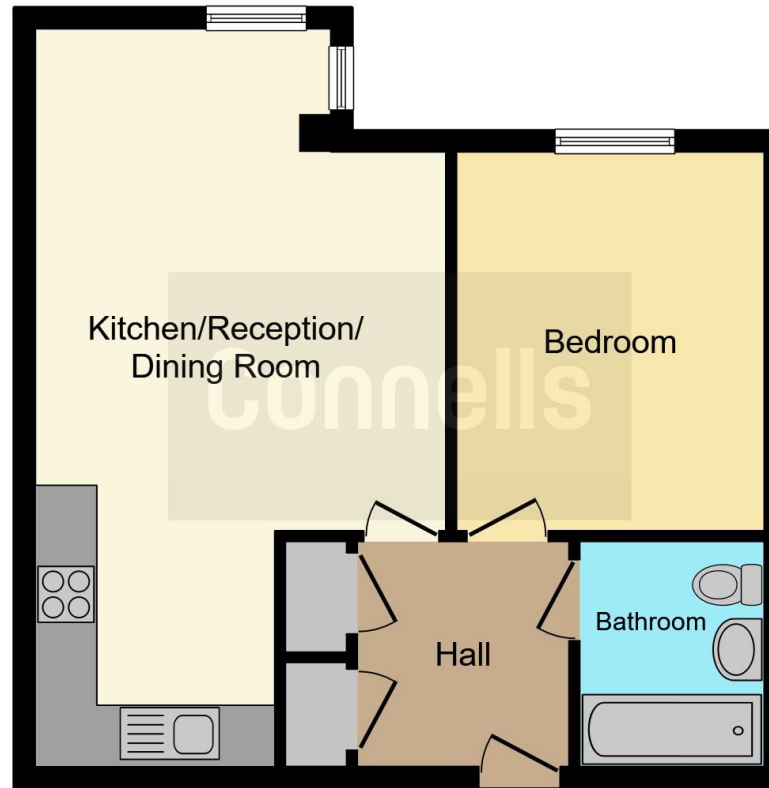
## Parking

Gated allocated space (NK)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C Council Tax  
 Band: B

Service Charge:  
 1438.59

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312615](https://www.connells.co.uk/Property/ALS312615)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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