



Connells

Tring Road
AYLESBURY



Property Description

Connells are thrilled to present this spacious one bedroom first-floor apartment. Ideally located within walking distance of the town centre, offering both convenience and comfort. The accommodation features an expansive lounge enhanced by a charming bay window and exposed wooden floorboards, adding warmth and character to the space. A large, fully fitted kitchen provides ample room for cooking and dining, while the double bedroom offers a peaceful retreat. The bathroom is modern and benefits from luxurious underfloor heating. Outside, a generously sized decked balcony creates the perfect spot for relaxing or entertaining, with space for a table and chairs.

To the rear of the property, allocated parking adds further practicality. Backing onto tranquil allotments, this flat combines a sense of privacy with urban accessibility. With its appealing features and prime location, it presents an excellent opportunity for first-time buyers or investors. Early viewing is highly recommended.

Agents Note

LEASE WILL BE EXTENDED TO 99 YEARS UPON COMPLETION

Entrance Hall

Communal entrance hall with door to front, inner door leading to stairs rising to first floor.

First Floor Landing

Split level landing with airing cupboard housing boiler, cupboard, radiator, access to loft with loft ladder, telephone point, exposed wooden floorboards and door to all rooms.

Lounge

17' 9" MAX x 11' 8" MAX (5.41m MAX x 3.56m MAX)

Double glazed bay window and second double glazed window to front, radiator, TV aerial and telephone points, exposed wooden floorboards.

Kitchen

12' 2" MAX x 9' 1" MAX (3.71m MAX x 2.77m MAX)

Fitted kitchen with a range of units at wall and base level, work surfaces, inset stainless steel sink and drainer unit, tiled surrounds, electric oven and gas hob with cooker-hood over, plumbing for washing machine, integrated dishwasher, space for fridge freezer, radiator, double glazed french doors to rear leading to balcony.

Bedroom

11' 9" MAX x 11' 8" MAX (3.58m MAX x 3.56m MAX)

Double glazed window to rear, radiator, exposed wooden floorboards.

Bathroom

Fitted suite comprising low level wc, wash hand basin, shower cubicle, heated towel rail, double glazed window to side, tiling to splash-back areas.

Balcony

Decked balcony to rear, accessed via kitchen, with space for table and chairs, stairs leading to ground level and parking.

Parking

Allocated parking space to rear of property.

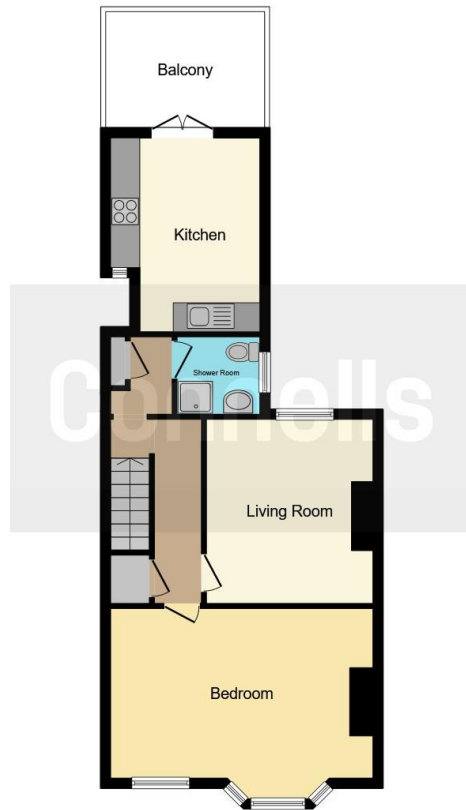
Entrance Hall

Communal entrance hall with door to front, inner door leading to stairs rising to first floor.









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: A

Service Charge: Ask
Agent

Ground Rent:
250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/ALS311627](https://www.connells.co.uk/Property/ALS311627)

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1989. 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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