



Connells

Hilda Wharf
Aylesbury



Property Description

This well-presented upper-floor two-bedroom apartment enjoys attractive views over Vale Park and is offered with no ground rent, together with one allocated parking space and a visitor parking pass for guests. Residents also benefit from a communal garden and surrounding grounds, professionally maintained on a weekly basis by groundsmen. Positioned in a central location, it provides easy access to local amenities and is just 0.6 miles from the train station, making it an appealing choice for convenient modern living.

The accommodation comprises an entrance hall with useful storage cupboards, leading into a bright living room, also benefitting from built-in storage. This opens neatly into the modern kitchen, fitted with a range of light wall and base units, splashback tiling, electric hob and oven, and space for a fridge-freezer and washing machine.

The apartment offers two bedrooms, each with their own storage cupboards, and is served by a modern family bathroom suite featuring a bathtub with overhead shower.

The development has a communal garden and surrounding grounds, which are professionally maintained on a weekly basis by groundsmen.

Aylesbury Town Centre - A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which

reaches London Marylebone in approximately 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies

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

Carpet underfoot
Panel heater
Cupboard

Lounge

Wooden LVT flooring
Window to front
Storage cupboard

Kitchen

LVT wooden flooring
Wall and base units
Space for white goods
Window to front
Electric oven

Bedroom One

Carpet underfoot
Window to rear
Panel Heater

Bedroom Two

Carpet underfoot
Storage cupboard
Window to rear
Panel heater

Bathroom

Laminate underfoot
Extractor fan
Wash hand basin
WC
Bath with shower

Parking

One allocated space

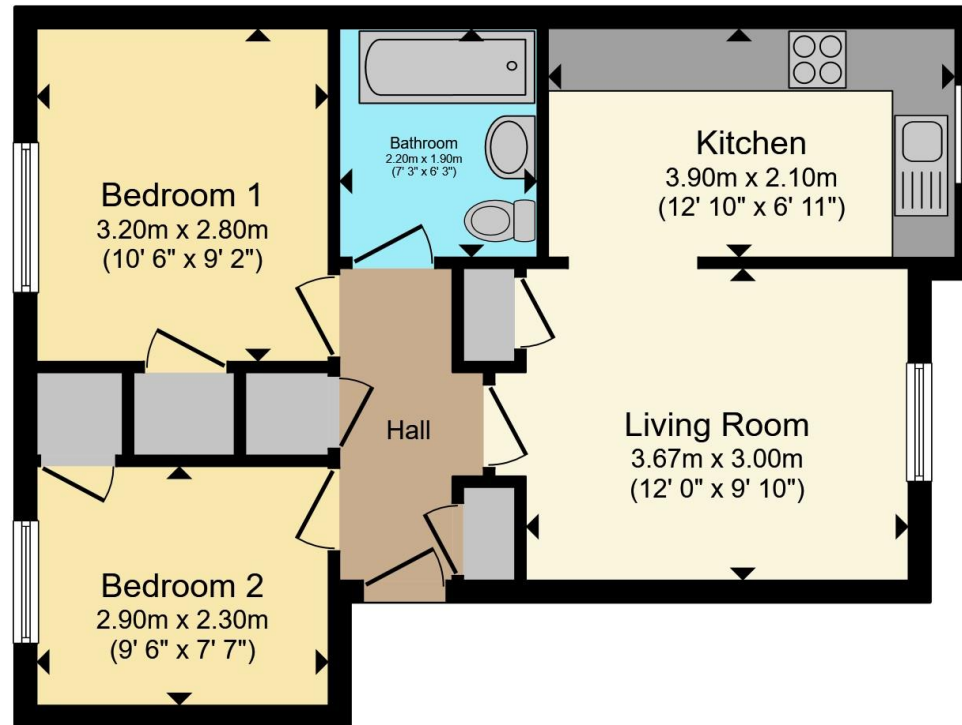
Communal Gardens

The development has a communal garden

and surrounding grounds, which are professionally maintained on a weekly basis by groundsmen







Total floor area 48.6 m² (523 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

Connells

To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C

Council Tax
Band: C

Service Charge:
1400.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS313231

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1995. 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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