



Flat C, Kingfisher House, 61 Walton Street

Aylesbury

Offers Over £



Williams
PROPERTIES



Flat C

Kingfisher House, Aylesbury

Spacious two bedroom ground floor flat in a canal-side town centre location. Features open plan lounge, modern kitchen, ample storage, free parking, and easy access to shops and transport.

A central canal-side 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 about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax band: C

Tenure: Leasehold

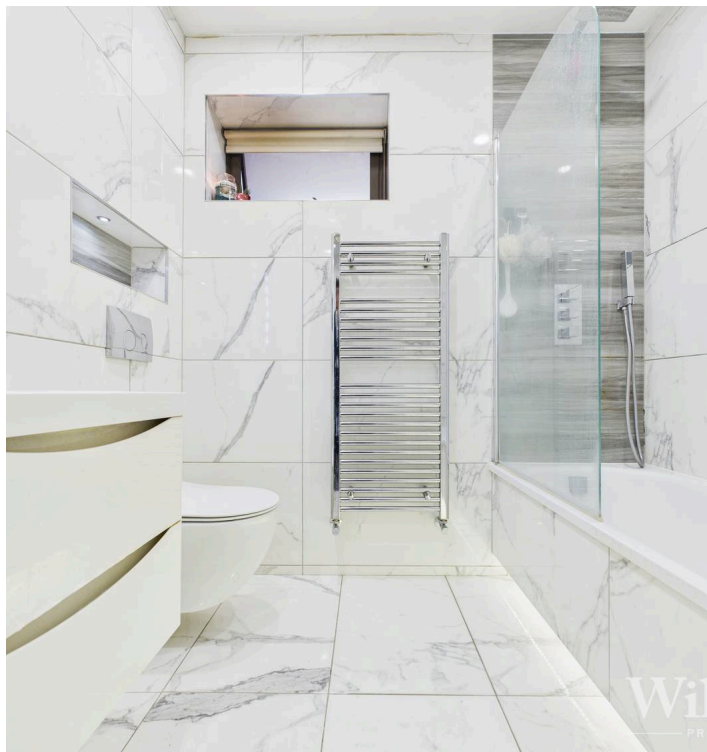
Lease Remaining- 121 years

Ground rent- £200.00 per annum

Service charge- £450.00 per month

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

Enter through the front door into the entrance hallway, comprised of wood effect flooring, spotlights to the ceiling, a wall mounted radiator and doors to the second bedroom, bathroom, kitchen and lounge/diner.

Bedroom

The second bedroom is composed of carpeted flooring, spotlights to the ceiling, large wall-to-wall windows, a wall mounted radiator and space for a double bed and other bedroom furniture.

Bathroom

This bathroom is comprised of tiled flooring, fully tiled walls, spotlights to the ceiling, a wall mounted radiator, frosted window, a low level w/c, hand wash basin with a mixer tap integrated into a vanity unit and a panelled bathtub with an overhead shower.

Kitchen

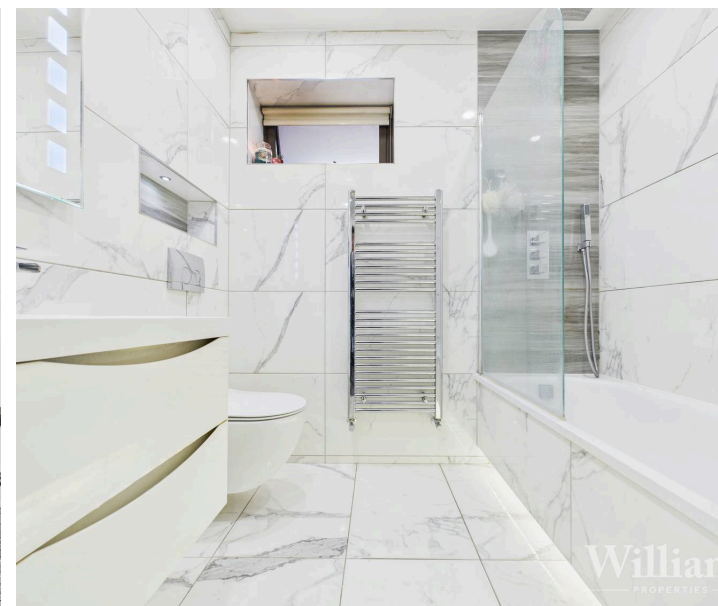
This contemporary fitted kitchen is comprised of wood effect flooring, a frosted window, a wall mounted radiator, spotlights to the ceiling, cupboard downlighting and a range of parallel wall and base mounted units featuring a range of integrated appliances such as a dishwasher, sink with a mixer tap, fridge/freezer, oven, electric stove and extractor.

Lounge/Diner

This lounge/diner is comprised of large wall-to-wall windows, wood effect flooring, spotlights to the ceiling, a wall mounted radiator and space for a range of living and dining room furniture.

Bedroom

The master bedroom, currently being utilised as a home office features carpet underfoot, spotlights to the ceiling, large wall-to-wall windows, a wall mounted radiator and space for a double bed and other bedroom furniture.



Approximate total area⁽¹⁾

753 ft²

70.1 m²

(1) Excluding balconies and terraces

Calculations
3C standa
approxima
floor plan is

