

Connells

Hilda Wharf
Aylesbury

Hilda Wharf
Aylesbury HP20 1RJ

for sale
£175,000







Property Description

Enjoying attractive views over Vale Park and offered with no ground rent, this well-presented two-bedroom upper-floor apartment is ideally positioned within walking distance of Aylesbury town centre and just 0.6 miles from the train station, providing convenient links to London Marylebone. The property further benefits from allocated parking, a visitor parking permit, and access to beautifully maintained communal gardens and grounds cared for by professional groundsmen on a weekly basis.

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

There are two well-proportioned bedrooms, both benefiting from built-in storage, together with a contemporary family bathroom fitted with a bath and overhead shower.

Externally, residents can enjoy the communal garden and attractive surrounding grounds, which are professionally maintained throughout the year.

Situated in a central location, the property is within easy reach of shopping, leisure facilities, restaurants and bars, while commuters benefit from excellent transport links, including a mainline rail service to London Marylebone in approximately 55 minutes and convenient access to the A41, M40 and M25.

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 an AML fee is chargeable to the buyer once an offer is accepted to cover 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

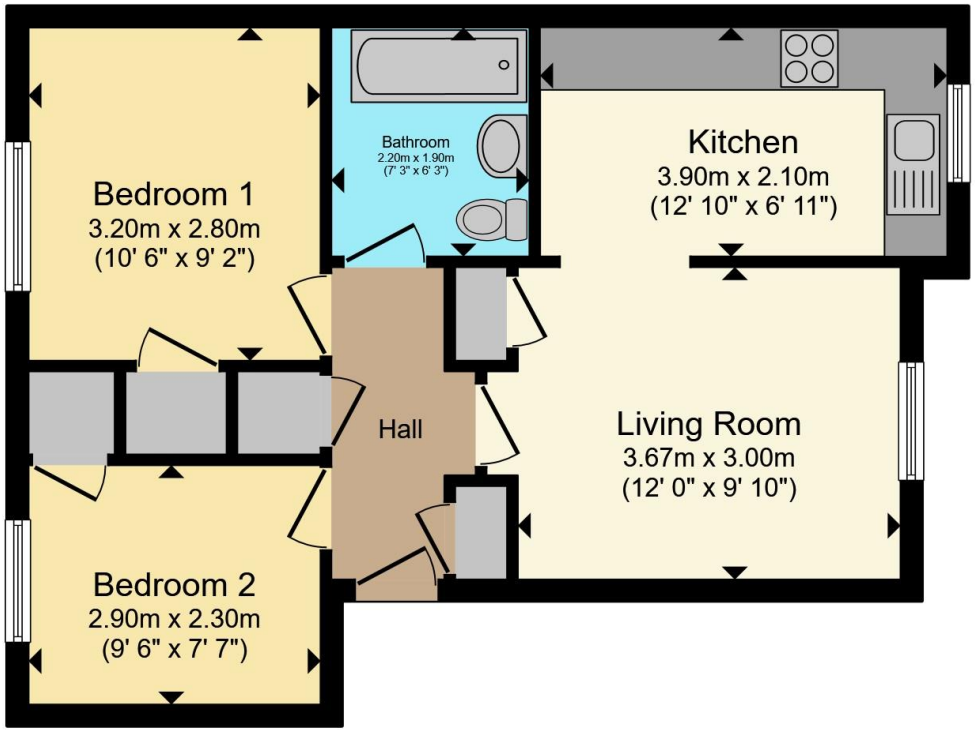












Total floor area 48.6 m² (523 sq.ft.) approx

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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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

The Property Ombudsman

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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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