



**Connells**

Kingfisher House Walton Street  
Aylesbury



### Property Description

Located on the first floor of a sought-after canalside development, this beautifully presented one-bedroom apartment offers a perfect blend of modern style and peaceful surroundings, all within easy reach of Aylesbury's lively town centre.

The property features a spacious double bedroom with plush carpeting for added comfort. The contemporary kitchen boasts sleek high-gloss units and comes fully fitted with integrated appliances, including a dishwasher, electric oven and hob, and fridge/freezer. The bright and airy living area benefits from elegant laminate flooring and plenty of natural light, creating an inviting space for relaxation or entertaining.

The bathroom is finished to an excellent standard, complete with a full-sized bath and overhead shower, complemented by a stylish basin and WC. Residents also enjoy the convenience of allocated parking—a rare advantage in such a central location.

This prime position places you close to Aylesbury's array of shops, restaurants, and leisure facilities, as well as the mainline station offering direct trains to London Marylebone in under an hour. Families will appreciate the proximity to highly regarded grammar schools, including Aylesbury Grammar School, Aylesbury High School, and Sir Henry Floyd Grammar School.

### Entrance Hall

Door to front, laminate flooring underfoot

### Lounge

12' 9" max x 16' 6" max ( 3.89m max x 5.03m max )  
Window to side, laminate underfoot, radiator

### Kitchen

6' 9" max x 10' 5" max ( 2.06m max x 3.17m

max )  
wall and base units, integrated fridge/freezer, dishwasher, electric oven and hob, sink/drainer, laminate flooring underfoot

### Bedroom

10' 7" max x 12' 8" max ( 3.23m max x 3.86m max )  
Window to side, carpet underfoot, radiator

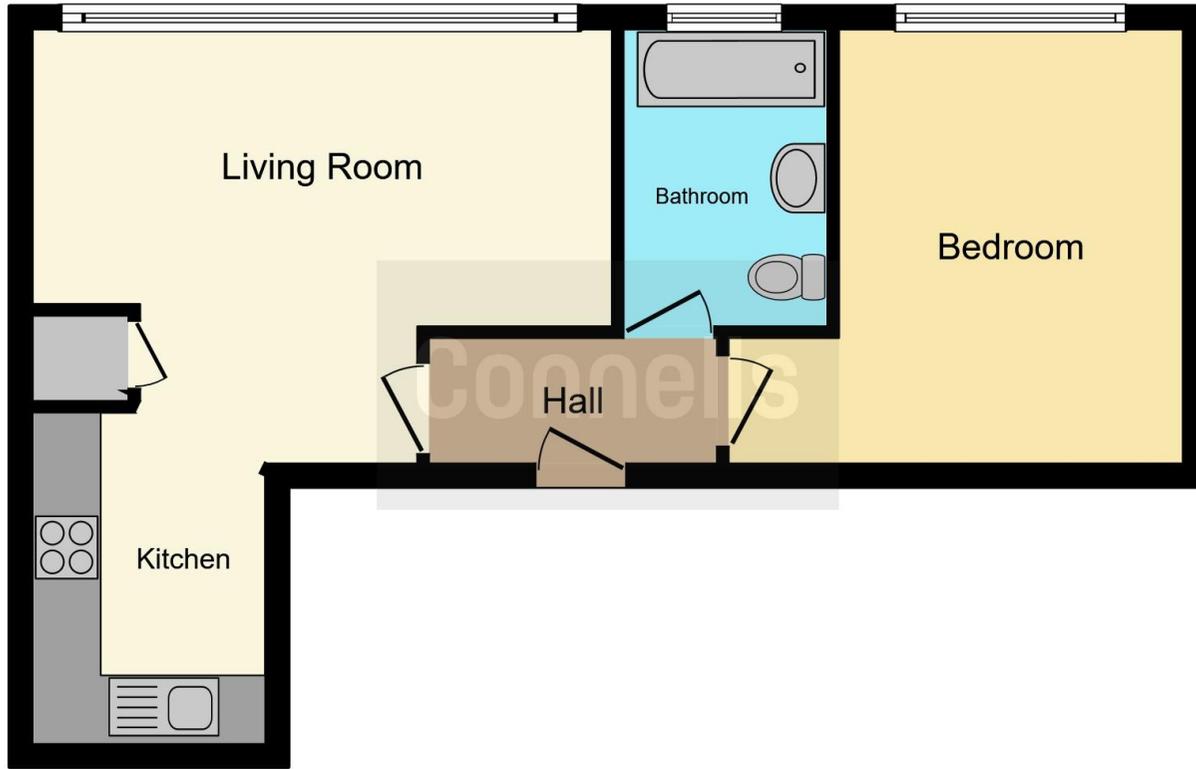
### Bathroom

Window to side, fully tiled, wc, whb, bath/mixer with shower, airing cupboard with washing machine

### Parking

Allocated space





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.focalagent.com](http://www.focalagent.com)

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2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax  
 Band: B

Service Charge:  
 2414.28

Ground Rent:  
 250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2016. Should you require 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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