Connells

Hampden Square
Aylesbury

Hampden Square
Aylesbury HP19 7HT

for sale offers in excess of
£160,000

Property Description

Situated within the centre of the highly sought-after Fairford Leys development, this impressive two-bedroom top floor apartment offers spacious and well-presented accommodation throughout, complemented by allocated parking and attractive high ceilings that enhance the sense of space and light.

Upon entering the apartment, you are welcomed by a spacious entrance hall providing access to all principal rooms. The generous living and dining area is flooded with natural light and offers ample space for both relaxation and entertaining. The elevated top floor position provides an added sense of privacy, whilst the high ceilings create a bright and airy environment throughout the property. The fitted kitchen offers a range of storage units and work surfaces, making it both practical and functional for everyday living.

The property benefits from two well-proportioned bedrooms, including a spacious principal bedroom and a versatile second bedroom that could also serve as a guest room, home office, or nursery.

Also, the accommodation is completed by a freshly painted family bathroom fitted with a modern suite as well as a large boarded loft with a pull down ladder for storage space.

For more information or to arrange a viewing, please contact Connells today.

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

Communal Entrance

Secure entry phone, stairs rising to all floors.

Entrance Hall

Front door leading to entrance hall, electric radiator, storage cupboards, large boarded loft with a pull down ladder and lighting for storage space.

Living / Dining Room

Two windows to front aspect, electric radiators, telephone and television points.

Kitchen

Fitted kitchen comprising wall and base units, work surfaces to complement, sink with drainer, tiling to splashback areas, electric oven and hob with cooker hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

Bedroom One

Window to front aspect, electric radiator.

Bedroom Two

Window to rear aspect, electric radiator.

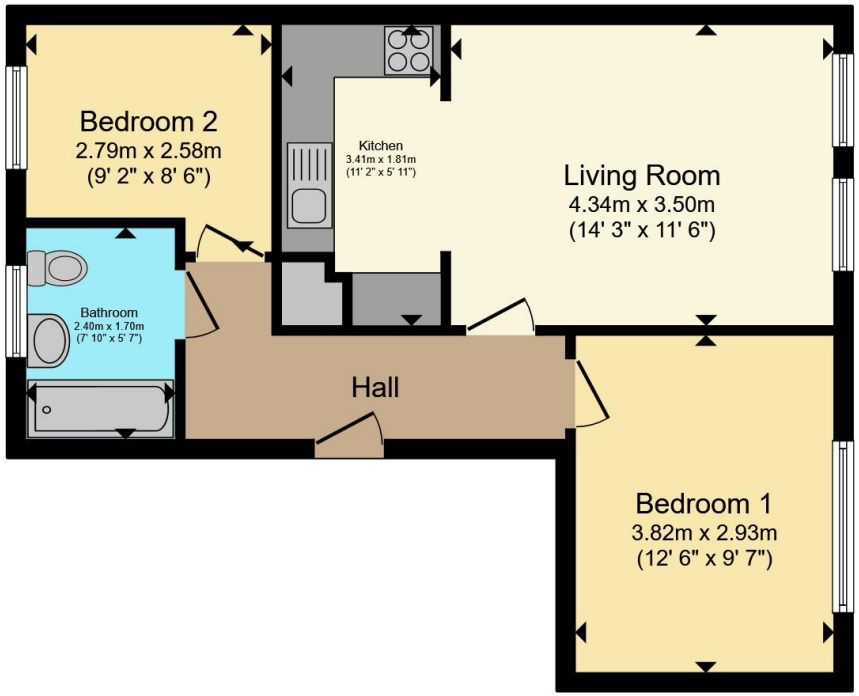
Bathroom

Fitted suite comprising low level wc, wash hand basin, bath with mixer taps and shower attachment, tiling to splashback areas, extractor fan, shaver point.

Outside

Parking

One allocated parking space to rear of property.



Second Floor

Total floor area 50.6 m² (545 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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6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: C

Council Tax Band: B

Service Charge: 2320.00

Ground Rent: 299.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304901

This is a Leasehold property with details as follows; Term of Lease 150 years from 22 Aug 2002. 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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