



**Connells**

Hartwell End  
Aylesbury



## Property Description

Connells are delighted to bring this charming self-contained maisonette in an enviable position being within walking distance of Aylesbury Train Station and Aylesbury College with excellent transport links. The property comprises private access entrance with outside store, entrance hallway, lounge, refitted kitchen, two double bedrooms and a refitted bathroom with shower. Benefits include gas central heating, double glazing, landscaped private enclosed southerly facing rear garden, front garden and low ground rent.

Viewing highly recommended to appreciate this well-presented spacious home.

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

## Entrance

Private access, stairs rising to first floor.

## Entrance Hall

Window to side aspect, built in storage cupboard housing combi boiler, radiator.

## Living Room

13' 11" x 11' 9" ( 4.24m x 3.58m )

Window to front aspect, radiator, television point, feature fireplace with electric fire.



## Kitchen

11' x 9' 11" ( 3.35m x 3.02m )

Refitted kitchen comprised of storage units at base and eye level, rolled edge work surface areas, one and a half bowl single drainer sink unit with mixer tap, window to front aspect, fitted electric oven and five ring gas hob with cooker hood over, plumbing for washing machine, fitted fridge, larder cupboard.

## Bedroom One

11' 9" x 11' 9" ( 3.58m x 3.58m )

Window to front aspect, built in wardrobe, radiator.

## Bedroom Two

10' 11" x 7' 8" ( 3.33m x 2.34m )

Window to rear aspect, radiator.

## Bathroom

Refitted white suite comprising window to rear aspect, panelled bath with shower over, low level wc, pedestal wash hand basin, radiator.

## Outside

### Front Garden

Laid to lawn, privet hedge to the boundary, timber gate and pathway leading to the entrance.

### Rear Garden

Southwest facing enclosed private rear garden, laid to lawn with flower and planted borders.









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)

To view this property please contact Connells on

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6 Hampden Square  
AYLESBURY HP19 7HT

EPC Rating: C    Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
384.00

Tenure: Leasehold

**[view this property online connells.co.uk/Property/LEY304704](http://www.connells.co.uk/Property/LEY304704)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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