

Connells

Sloane House Cambridge Place
Aylesbury

Sloane House Cambridge Place
Aylesbury HP20 2NP

for sale offers in excess of
£140,000







Property Description

Occupying a prime position in Aylesbury town centre, this impressive one-bedroom apartment combines stylish interiors with exceptional convenience.

The heart of the home is the bright and airy living space, where the lounge, dining area and kitchen seamlessly flow together to create an ideal environment for both relaxing and entertaining.

Designed with modern lifestyles in mind, the kitchen offers a sleek range of fitted units and integrated appliances, including an oven, dishwasher and fridge, providing a practical yet contemporary finish. Cleverly incorporated storage conceals the washing machine and boiler, helping to maintain a clean and uncluttered living environment.

The bedroom is a generous double, featuring a built-in wardrobe and a pleasant rear-facing aspect, offering a peaceful retreat away from the hustle and bustle of town centre living. Completing the accommodation is a well-appointed bathroom, fitted with a shower enclosure, wash basin, WC, heated towel rail and attractive contemporary finishes.

Situated just moments from an array of shops, cafés, restaurants and leisure facilities, the apartment is perfectly placed to enjoy everything the town has to offer. For commuters, Aylesbury railway station is within easy reach, providing regular services into London Marylebone.

An excellent opportunity for first-time buyers, professionals or investors seeking a low-maintenance home in a highly accessible location.

Agents Note

Please note that the AML fee covers 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

Wooden flooring
Intercom entry system

Storage Cupboard

Washing machine
Boiler
Fuse board

Kitchen

Wall and base units
Integrated fridge/freezer
Electric oven and hob
Dishwasher

Extractor fan
Wooden flooring

Bedroom

Carpet underfoot
Radiator
Integrated wardrobe

Bathroom

Tiling underfoot
Shower
Towel radiator
WC
Wash hand basin

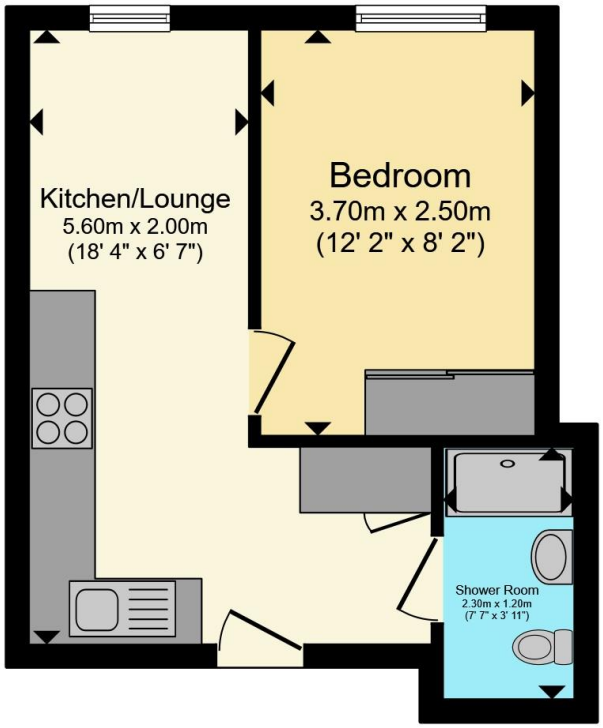












Total floor area 27.0 m² (291 sq.ft.) approx

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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B

Council Tax Band: B

Service Charge: 920.60

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS313085

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.