



**Connells**

Stamford House Oxford Road  
Aylesbury



# Stamford House Oxford Road Aylesbury HP19 8EY

for sale offers in excess of  
**£200,000**



## Property Description

**\*\* FOR LANDLORDS ONLY - TENANTS IN SITU \*\***

The welcoming entrance hall features sleek laminate flooring, an airing cupboard, and the added convenience of a washing machine.

The stylish kitchen boasts a clean, cohesive design, complete with integrated appliances and high-gloss white cabinetry that enhances the light and airy feel of the space. The family bathroom is finished to an excellent standard, offering a WC, wash basin, and a bath with overhead shower, complemented by tiled flooring and partially tiled walls for a crisp, modern finish. Both bedrooms are generous doubles, each finished with soft carpeting for added comfort.

Externally, residents can enjoy a well-kept communal courtyard, along with the benefit of secure underground parking. For added lifestyle appeal, there is also exclusive access to a private residents' gym.

Ideally positioned, the apartment is just a short walk from the heart of the Old Town and the iconic St Mary's Church. Aylesbury's vibrant town centre is close by, offering a blend of independent boutiques and popular high street shops across Friars Square and Hale Leys. Market Square further enhances the local charm, hosting regular open-air markets.

## Entrance Hall

Door to side  
Airing cupboard  
Washing machine

## Kitchen/Lounge

15' 8" max x 14' 7" max ( 4.78m max x 4.45m max )  
Window to front  
Carpet in lounge area  
Radiator  
Wall and base units  
Part tiling  
Electric oven and hob  
Integrated fridge/freezer and dishwasher

## Bedroom One

11' 2" max x 9' 3" max ( 3.40m max x 2.82m max )  
Window to rear  
Carpet underfoot  
Radiator

## Bedroom Two

9' 3" max x 7' 6" max ( 2.82m max x 2.29m max )  
Window to rear  
Carpet underfoot  
Radiator

## Bathroom

WC  
Wash hand basin  
Baht/mixer with shower  
Tiling underfoot  
Part tiling  
Towel radiator

## Parking

Secure underground parking (bay 28)















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:  
 1575.00

Ground Rent:  
 300.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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