

Connells

Sloane House Cambridge Place
Aylesbury

Sloane House Cambridge Place
Aylesbury HP20 2NP

for sale offers in excess of
£130,000







Property Description

Step into a beautifully presented open-plan kitchen, living and dining space, bathed in natural light from two front-facing windows that create a bright and inviting atmosphere. The contemporary kitchen is thoughtfully designed with a range of integrated appliances, including a fridge, dishwasher and oven, offering both style and practicality in equal measure.

A discreet storage cupboard houses the washing machine and boiler, ensuring the living area remains sleek and uncluttered. The generously sized double bedroom features plush carpeting, a rear-facing window and a built-in wardrobe, providing comfortable and convenient living.

The modern bathroom is finished to a high standard, showcasing stylish tiling, a shower cubicle, WC, wash hand basin and a heated towel rail for added luxury.

Ideally positioned in the heart of the town, this stylish apartment combines a spacious layout with a contemporary finish, making it an excellent opportunity for those seeking vibrant town-centre living.

Aylesbury's extensive amenities are just moments away, including an excellent selection of shops, restaurants and leisure facilities, along with mainline rail services to London Marylebone in approximately one hour.

Lounge/Kitchen/Diner

15' 3" x 15' 4" (4.65m x 4.67m)
Two windows to rear
Partial tiling
Electric hob and oven
Laminated flooring
Radiator
Wall and base units
Intergrated dish washer and fridge

Storage cupboard

3' 2" x 4' 4" (0.97m x 1.32m)
Boiler
Washing machine
Laminated flooring

Bedroom

13' 2" MAX x 8' 1" MAX (4.01m MAX x 2.46m MAX)
Window to rear
Carpet
Radiator
Built in wardrobe

Bathroom

Tiling underfoot
wc
wash hand basin
Towel rail
radiator
shower cubicle
partial tiling

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

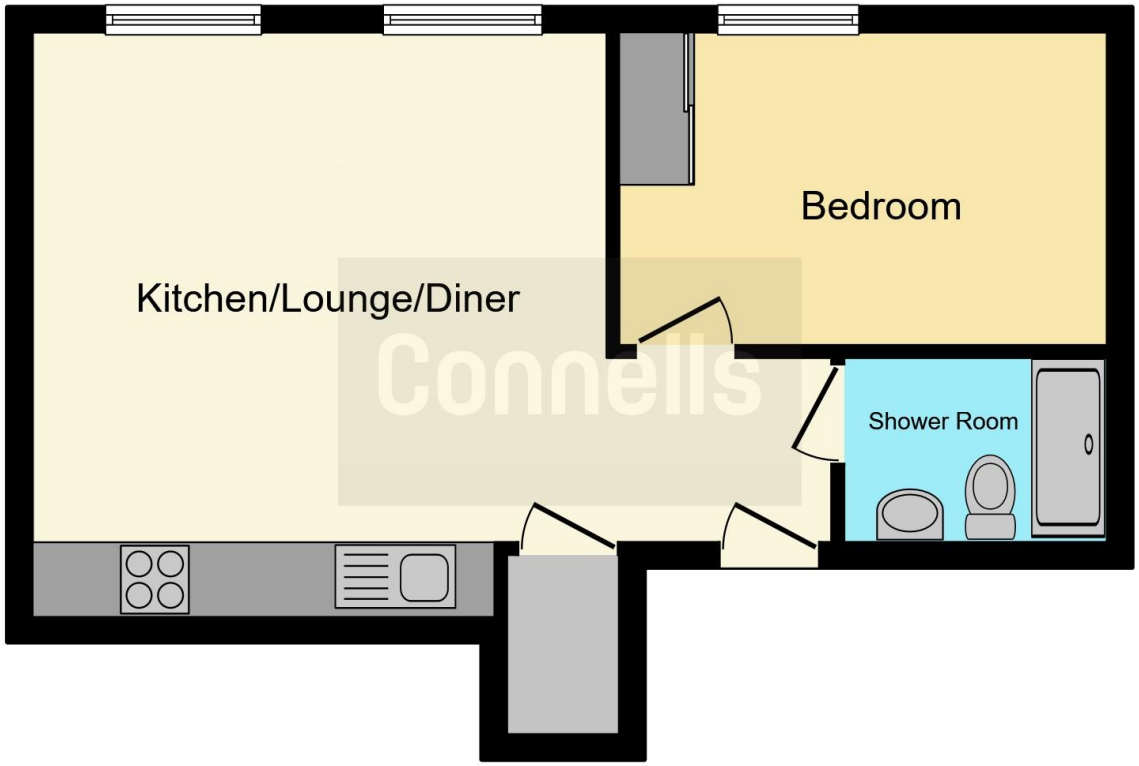












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B

Council Tax Band: C

Service Charge: 1500.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312386

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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