

Connells

Walton Street
Aylesbury

Walton Street
Aylesbury HP21 7QP

for sale
£170,000







Property Description

* SELLING TO INVESTORS ONLY * Positioned in a central Aylesbury town centre location, this smartly presented two-bedroom apartment offers modern, contemporary living with a wealth of shops, restaurants and amenities right on the doorstep. Aylesbury train station is within easy walking distance, providing direct rail links to London in around one hour.

Set on the first floor, the apartment is accessed via a welcoming entrance hall with a generous storage cupboard, offering excellent day-to-day practicality. This leads through to a bright and expansive open-plan living and kitchen space, enhanced by Juliet doors that allow plenty of natural light to flow through, creating an inviting and airy atmosphere.

The kitchen is finished to a high standard with sleek wall and base units, a full complement of integrated appliances, and the added convenience of an appliance grid switch and television point, making it both stylish and highly functional.

The property features a well-proportioned double bedroom complete with built-in wardrobes. The contemporary bathroom is fitted with a modern suite comprising a WC, wall-mounted wash basin with chrome mixer tap, and a bath with fixed overhead shower and integrated chrome mixer controls.

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 underfoot
Storage cupboard
Intercom phone system

Kitchen/Lounge

15' 1" x 14' 9" (4.60m x 4.50m)
Windows to side and front
Wall and base units
Integrated fridge freezer, dishwasher
Sink/drainer
TV Point
Juliet balcony
Wooden floor
Electric hob and oven

Bedroom

11' 4" x 8' 2" (3.45m x 2.49m)
Two windows to rear
Radiator
Built in wardrobe
Wooden floor

Bathroom

Bath/mixer with shower overhead
Tiling underfoot

Part tiling
Shaving point
Heated towel radiator
WC
Wash hand basin

Parking

One allocated space















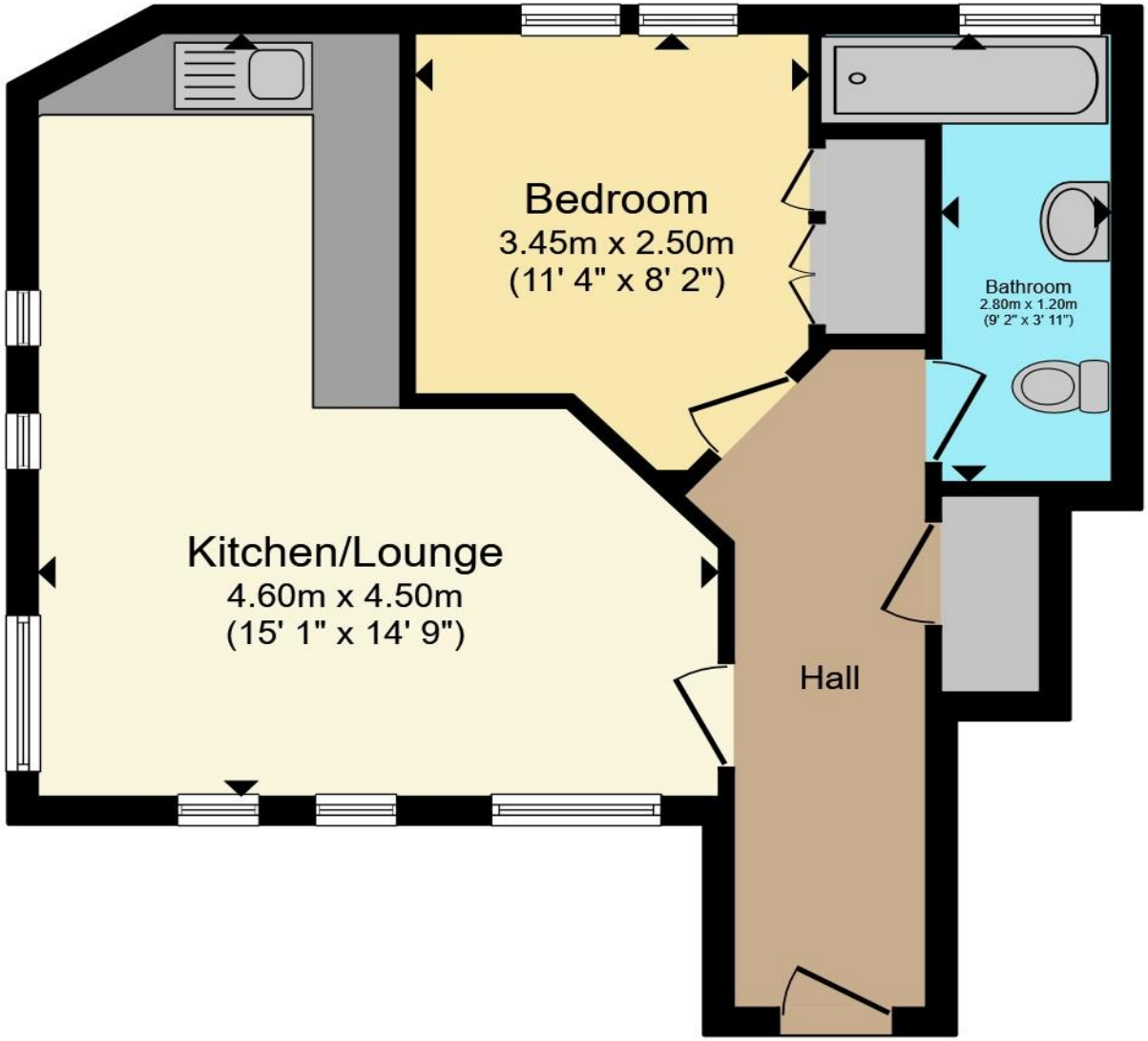

Total floor area 43.9 m² (472 sq.ft.) approx

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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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D

Council Tax Band: B

Service Charge: 1200.00

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312942

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2015. 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.

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.