



Connells

Knightsbridge Place
Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring to the market this beautifully refurbished ground floor apartment, situated within the highly sought-after Fairford Leys Village. The property has been refurbished throughout and benefits from new flooring throughout, fresh redecoration, and a stylish newly fitted kitchen, creating a modern and move-in-ready home.

The accommodation comprises a spacious reception room, a contemporary kitchen, two well-proportioned bedrooms, and a family bathroom suite. The property also benefits from an allocated parking space, as well as nearby unrestricted on-street parking for guests and visitors.

Situated in the desirable village of Fairford Leys, the property is conveniently located close to a range of amenities including convenience stores, hairdressers, pubs and eateries, a doctor's surgery, dentist, and much more.

An internal viewing is highly recommended.

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

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

Front door, storage cupboard, radiator.

Living/ Dining Room

12' 6" x 11' 3" (3.81m x 3.43m)

Dual aspect windows windows to rear and side aspect, television point, telephone point, radiator.

Kitchen

8' 2" x 5' 9" (2.49m x 1.75m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

Bedroom One

12' 2" x 11' 4" (3.71m x 3.45m)

Window to front aspect, radiator.

En-Suite

Bedroom Two

15' x 8' 5" (4.57m x 2.57m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, wash hand basin, tiled to splash sensitive areas, WC, radiator.

Outside

Parking

Allocated parking space as well as nearby non-restricted on street parking for guests and visitors.

Agents Note

AML Fee - Purchasers

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.









Total floor area 60.0 m² (646 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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6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1799.98

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304817

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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