



**Connells**

Kenton Court Northern Road  
AYLESBURY



## Property Description

Vacant property offered for sale via the Modern Method of Auction with no onwards chain.

The accommodation opens with a entrance hall, complete with a newly fitted fire door, leading through to the principal rooms. The side-aspect lounge is a bright and spacious living area, enhanced by wooden flooring underfoot.

Opposite the lounge is the kitchen, fitted with a range of wall and base units and equipped with a gas oven and hob. There is also plumbing in place for a washing machine.

The apartment offers two bedrooms, with the smaller bedroom featuring a useful built-in cupboard providing additional storage. A family-sized bathroom serves the property and comprises a bathtub with electric shower overhead, WC and wash hand basin.

Externally, the property enjoys the luxury of its own private garage, with additional parking located to the rear of the building. Residents also have use of well-maintained communal gardens, ideal for enjoying outdoor space.

Additional benefits include: fully re-wired in 2019 and new Gas safety certificate issued April 2026.

Ideally tucked just off Bicester Road, the apartment occupies a convenient central location. Aylesbury town centre is within easy walking distance, offering a wide range of

shops, amenities and leisure facilities. Several supermarkets are close by, and Aylesbury train station.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Door to front  
Wooden flooring  
Radiator

## Lounge

12' 5" x 12' 9" ( 3.78m x 3.89m )  
Wood flooring  
Radiator  
Window to side

## Kitchen

8' 10" x 7' 7" ( 2.69m x 2.31m )  
Window to side  
Tiling underfoot  
Tiled walls  
Extractor fan  
Plumbing for washing machine  
Gas oven and hob  
Wall and base units

## Bedroom One

12' 2" x 10' 6" ( 3.71m x 3.20m )  
Window to side  
Carpet underfoot  
Radiator

## Bedroom Two

12' 2" x 6' 11" ( 3.71m x 2.11m )  
Window to side  
Internet port  
Radiator  
Carpet underfoot

## Bathroom

Window to side  
Bath with electric shower  
WC  
Wash hand basin  
Lino flooring  
Radiator

## Garage

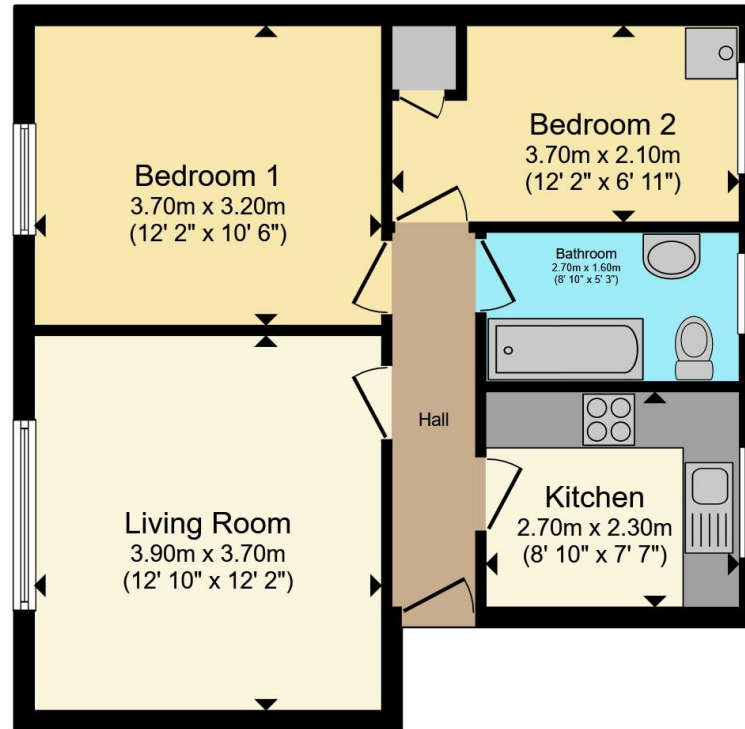
## Parking

To the rear of the property









Total floor area 50.6 m<sup>2</sup> (544 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](http://www.propertybox.io)



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: C Council Tax Band: B

Service Charge: 1653.32

Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS313021](http://connells.co.uk/Property/ALS313021)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1963. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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