



**Connells**

Churchill Court Beaconsfield Road  
Aylesbury



### Property Description

GROUND FLOOR RETIREMENT APARTMENT - CONNELLS are pleased to bring to the market this very well presented one bedroom retirement apartment on the outskirts of Aylesbury town centre available to buyers 60 years and over. The property is situated in a warden controlled complex that offers many communal facilities including residents lounge, laundry and gardens. Accommodation of the property consists of entrance hall, lounge/diner, refitted kitchen, bedroom with built-in wardrobes and refitted shower room. It is also being offered with no onward chain. A viewing comes highly recommended.

### Rear Garden

Communal

### Lounge

14' 9" x 10' 4" ( 4.50m x 3.15m )  
Bay to side, Window to front, Carpet, Electric radiator.

### Kitchen

10' 4" x 5' 7" ( 3.15m x 1.70m )  
Window to front, Hard vinyl flooring, Part tiled, Electric hob and oven, Sink with drainer.

### Bedroom One

11' 9" x 8' 9" ( 3.58m x 2.67m )  
Window to side, Built in wardrobe, Airing cupboard, Carpet, Electric radiator.

### Bathroom

Wash hand basin, Bath with mixer, Part tiling, Electric shower, Hard vinyl, WC.









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)

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: C    Council Tax  
Band: A

Service Charge: 667.32    Ground Rent:  
Ask Agent

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/ALS311138)** [connells.co.uk/Property/ALS311138](http://connells.co.uk/Property/ALS311138)

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.

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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