

Connells

Clinton Crescent
Aylesbury

# Clinton Crescent
# Aylesbury HP21 7JN

for sale guide price
**£130,000**







## Property Description

Offered to the market with no upper chain, this freehold one-bedroom first-floor maisonette is ideally situated within the popular Southside of Aylesbury, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation is well presented throughout and comprises an entrance hall with useful understairs storage and plumbing for a washing machine, with stairs leading to the first floor. The spacious landing provides a versatile area that could be utilised as a home office, study space, or additional storage. The heart of the home is the bright open-plan lounge/kitchen, featuring two front-facing windows that allow for plenty of natural light. The fitted kitchen offers a range of wall and base units, work surfaces, stainless steel sink, electric cooker with extractor hood, and space for additional appliances.

The property further benefits from a comfortable double bedroom overlooking the rear aspect and a bathroom fitted with a white suite incorporating a bath with electric shower over.

Externally, the maisonette enjoys a private rear courtyard garden, providing a pleasant outdoor seating area, along with a hardstanding driveway offering off-road parking for one to two vehicles.

## 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.

## 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







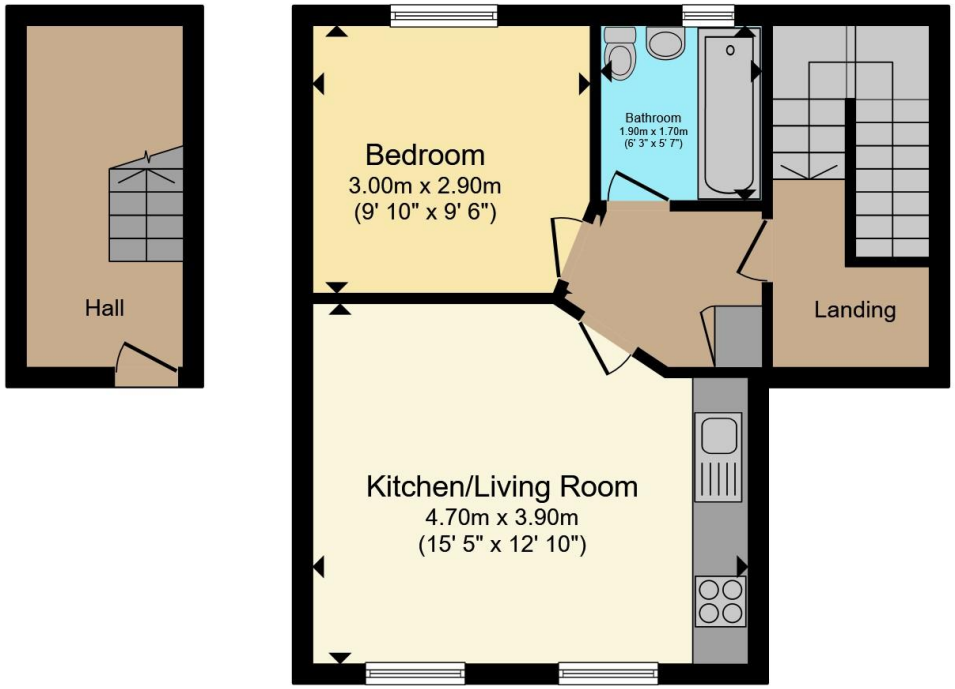









43
434




**Ground Floor** **First Floor**

Total floor area 45.9 m² (494 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

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To view this property please contact Connells on

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2 Temple Street
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EPC Rating: E

Council Tax Band: A

Tenure: Freehold

**view this property online connells.co.uk/Property/ALS313337**

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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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