



Connells

Wentworth House Oxford Road
AYLESBURY

Wentworth House Oxford Road AYLESBURY HP19 8EY

for sale offers in excess of
£165,000



Property Description

Connells is delighted to present this modern and immaculately presented first-floor one-bedroom apartment, ideally located in the charming Old Town of Aylesbury

Designed for contemporary living, this stunning property is bathed in natural light and boasts a bright entrance hall, complete with stylish Karndean flooring. The sleek kitchen features modern integrated appliances, complemented by elegant wall and base units that enhance the apartment's light and airy aesthetic. A convenient airing cupboard and washing machine add to the practicality of the space.

The beautifully finished family bathroom includes a WC, washbasin, and a stylish shower cubicle, with chic tiled flooring and part-tiled walls completing the refined look. The spacious double bedroom is thoughtfully designed with built-in wardrobes for generous storage, finished with plush carpeting underfoot.

Outside, residents can enjoy the picturesque, well-maintained courtyard, along with allocated underground parking for added convenience. Exclusive access to a private gym further enhances the lifestyle appeal of this exceptional home.

Nestled in a prime location, this property offers easy access to a wealth of local amenities.

Lounge

11' 7" max x 7' 1" max (3.53m max x 2.16m max)

Two windows to front aspect, karndean flooring underfoot, radiator

Kitchen

12' max x 8' 4" max (3.66m max x 2.54m max)

Wall and base units, electric hob and oven, integrated fridge/freezer and dishwasher, part tiling, airing cupboard with washing machine

Bedroom One

15' 9" max x 8' 4" max (4.80m max x 2.54m max)

Window to front, carpet underfoot, radiator, built in wardrobe

Bathroom

WC, WHB, shower cubicle, part tiling, tiling underfoot, towel radiator, shaving point.

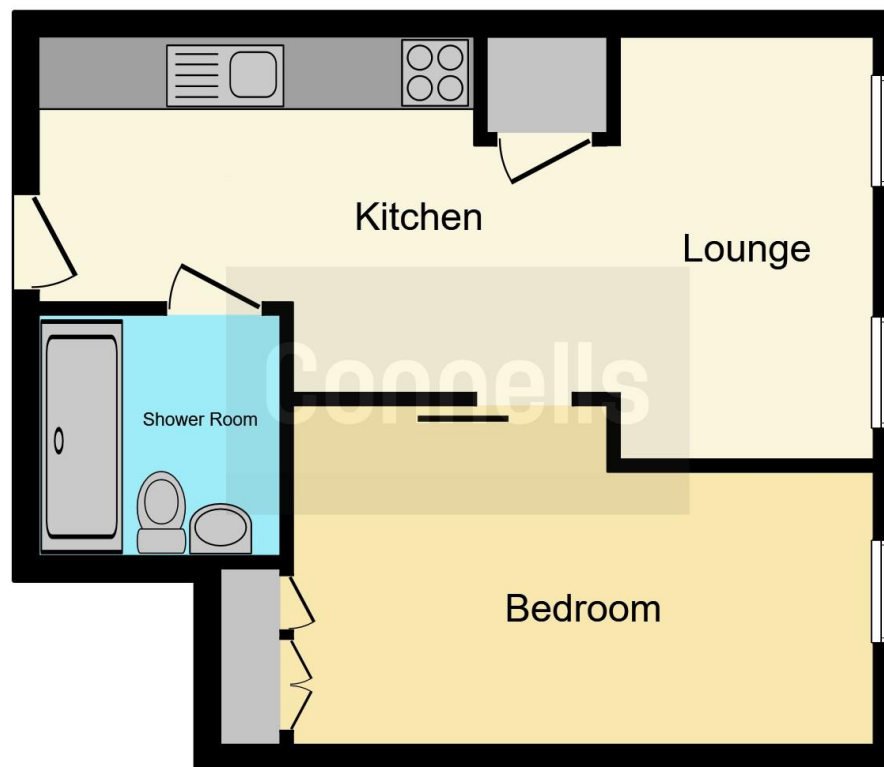
Parking

underground allocated parking









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

To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312314

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. 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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