



Kingfisher House Walton Street
Aylesbury

Kingfisher House Walton Street Aylesbury HP21 7FS

for sale offers in the region of
£155,000



Property Description

Set within a desirable canalside development, this stylish first-floor one-bedroom apartment combines contemporary living with peaceful surroundings, all just a short walk from Aylesbury town centre.

The property features a well-proportioned double bedroom, complete with soft carpeting for added comfort. The modern kitchen is thoughtfully designed with sleek high-gloss cabinetry and comes fully equipped with integrated appliances including an electric oven and hob, dishwasher, and fridge/freezer.

The bright and spacious living area is flooded with natural light, offering a welcoming space to relax or entertain, with ample room for both seating and dining. A contemporary bathroom completes the home, featuring a bath with overhead shower, elegant basin, and WC.

Further benefits include the added convenience of residents' parking.

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

Wood effect flooring
Intercom

Lounge/Diner

16' 5" x 8' 10" (5.00m x 2.69m)
Window to rear
Three radiators
Wood effect flooring

Kitchen

10' 6" x 6' 7" (3.20m x 2.01m)
Electric hob and oven
Integrated fridge/freezer
Wood effect flooring underfoot

Bedroom

12' 10" x 12' 6" (3.91m x 3.81m)
Three windows
Carpet underfoot
Radiator

Bathroom

Bath with shower overhead
WC
Wash hand basin
Window
Tiled flooring
Radiator

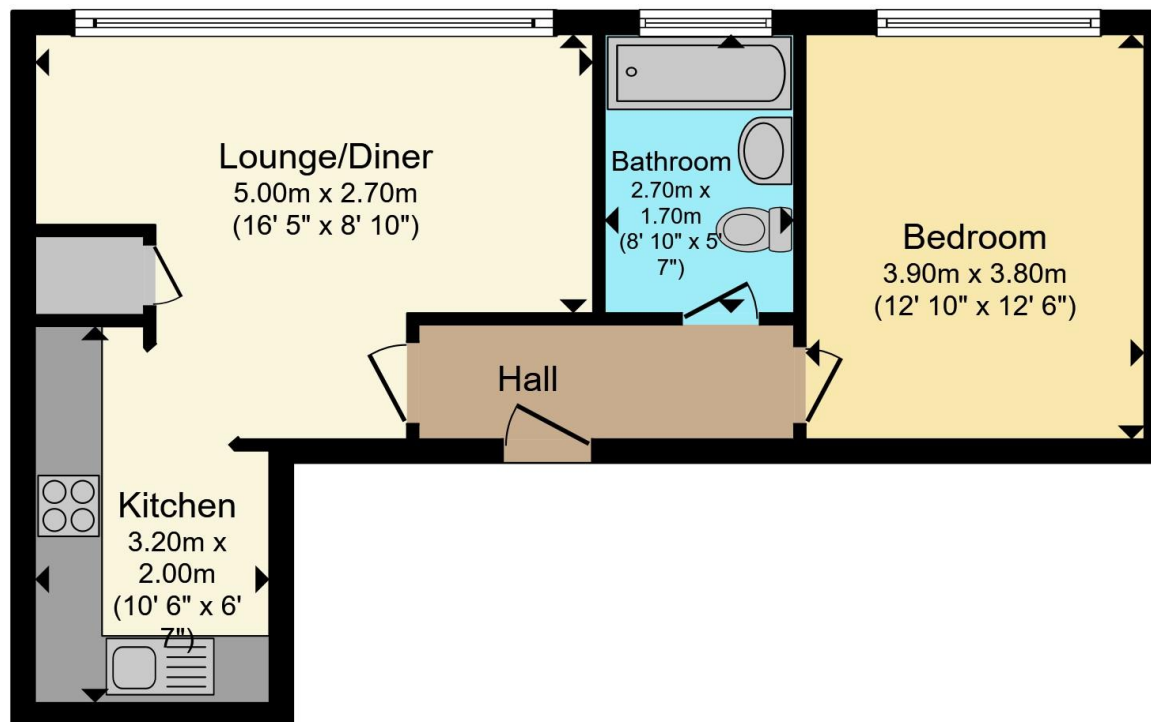
Parking

One allocated space









Total floor area 41.1 m² (442 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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: E Council Tax
 Band: B

Service Charge:
 2500.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312670

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2016. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312670 - 0008