



Connells

Kingfisher House Walton Street
Aylesbury

Kingfisher House Walton Street Aylesbury HP21 7AY

for sale offers in excess of
£130,000



Property Description

Located within a popular canalside development, this stylish first-floor apartment offers contemporary living in a peaceful setting, just a short distance from Aylesbury town centre and its array of amenities.

The accommodation comprises a generous double bedroom and a bright, open-plan living space designed for modern lifestyles. The sleek fitted kitchen features high-gloss cabinetry and integrated appliances, including an oven, hob, fridge/freezer and dishwasher. Large windows allow plenty of natural light to flow through the living area, creating a welcoming and airy atmosphere.

The contemporary bathroom is finished to a high standard and includes a bath with shower over, wash basin and WC.

Further benefits include allocated parking, providing added convenience in this well-connected location.

Entrance Hall

Door to front, laminate flooring underfoot

Lounge

12' 9" max x 16' 6" max (3.89m max x 5.03m max)

Window to side, laminate underfoot, radiator

Kitchen

6' 9" max x 10' 5" max (2.06m max x 3.17m max)

wall and base units, integrated fridge/freezer, dishwasher, electric oven and hob, sink/drain, laminate flooring underfoot

Bedroom

10' 7" max x 12' 8" max (3.23m max x 3.86m max)

Window to side, carpet underfoot, radiator

Bathroom

Window to side, fully tiled, wc, whb, bath/mixer with shower, airing cupboard with washing machine

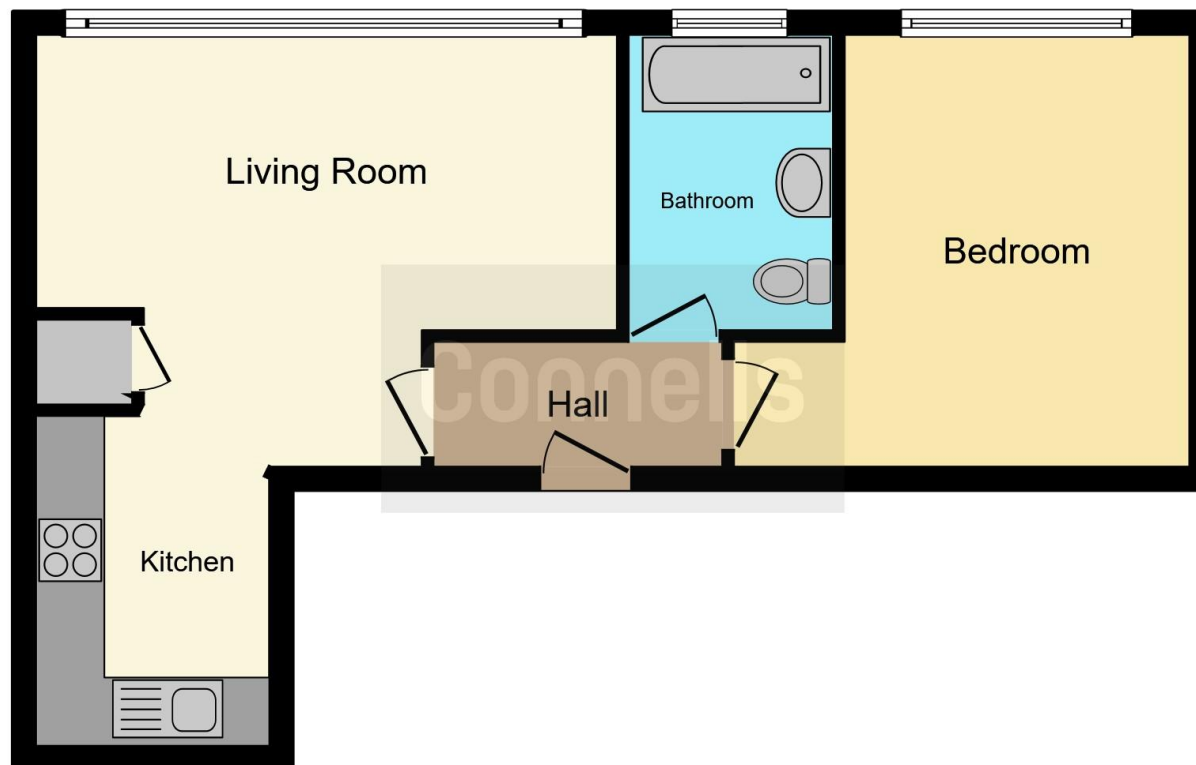
Parking

Allocated space

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





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

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

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax
 Band: B

Service Charge:
 2414.28

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312813

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: ALS312813 - 0009