

Connells

Alton Mews
Aylesbury

# Alton Mews
# Aylesbury HP19 8JZ

for sale
**£220,000**







## Property Description

** NO UPPER CHAIN **

Connells are delighted to bring to the market this spacious ground floor apartment, located in the new privately gated Alton mews development within proximity to the Aylesbury town centre. The property briefly comprises a sizeable open plan reception room with a modern fitted kitchen, two double bedrooms and a contemporary bathroom suite. Benefits included control entry for security purpose, on-site allocated and monitored parking space, outdoor bicycle racks, no ground rent, low service charges as well as a new 125-year lease on completion.

The property is within walking distance to major supermarkets, Aylesbury Waterside Theatre, Aylesbury Squash and Tennis Club, scenic parks, gyms. Excellent transport links with nearby train and bus stations for easy access to the city centre and beyond, including easy connections to Oxford, Bicester Village, Milton Keynes, High Wycombe, Watford, Luton and London. The property is also within catchments to the sought-after grammar schools, Buckinghamshire College Group, Buckinghamshire New University (BNU), and Aylesbury UTC - University Technical College.

## Entrance Hall

Front door, two storage cupboards.

## Living Room / Kitchen

Windows to side aspect, television point, telephone point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric hob and oven with extractor hood, plumbing for dishwasher, washing machine and space for fridge/freezer.

## Bedroom One

Window to the side aspect, radiator.

## Bedroom Two

Window to the side aspect, radiator.

## Bathroom

WC, vanity wash hand basin, heated towel rail, bath/mixer with shower over.

## Parking

One allocated parking space.

## Agents Note

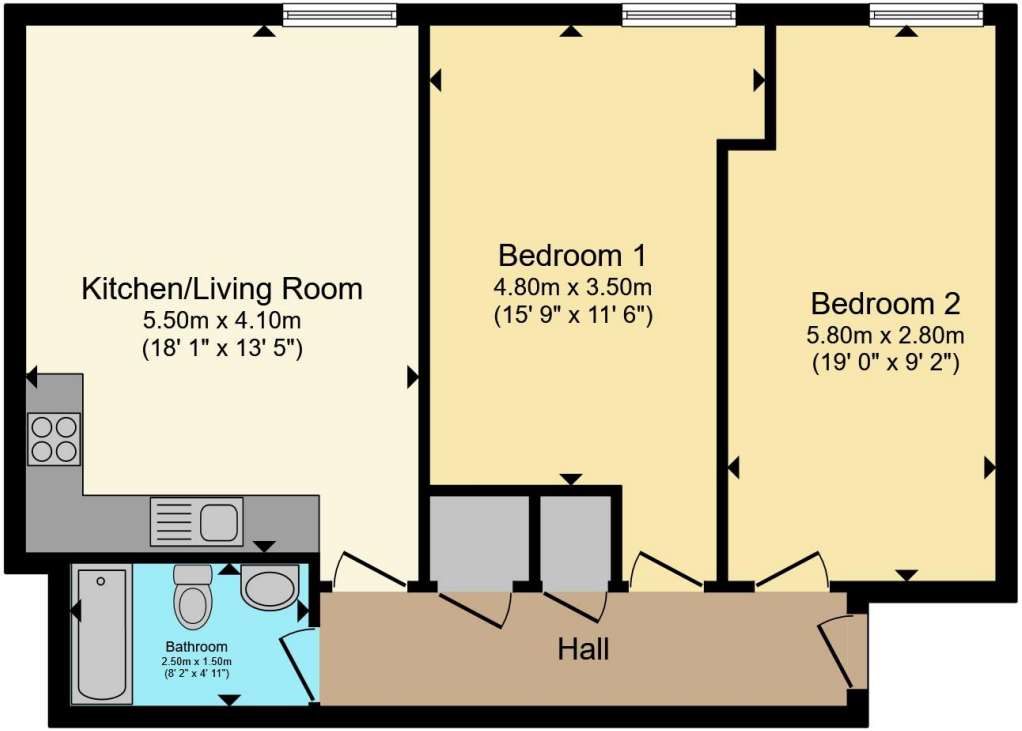
Please note that an AML fee is chargeable to

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










Total floor area 69.0 m² (742 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 395710**
**E fairfordleys@connells.co.uk**

6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: E

Council Tax Band: C

Service Charge: 1266.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/LEY305005**

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.

The Property Ombudsman

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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.

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.