



**Connells**

Harvey Road  
Aylesbury



## Property Description

A spacious first-floor maisonette, ideally located less than one mile from Stoke Mandeville Hospital, offering excellent access to Aylesbury Town Centre and a wide range of local amenities. This well-presented property would make an ideal home for a single professional or professional couple.

The accommodation is accessed via a private entrance, with a staircase leading up to the property. The internal hallway provides ample storage space and leads through to a bright and generous open-plan living room/kitchen-diner, perfect for modern living.

The kitchen is fitted with a range of wall and base units, complemented by vinyl flooring, a sink and drainer, and space for both a washing machine and dishwasher. The living area offers plenty of room for both seating and dining.

The property boasts a good-sized double bedroom with a side aspect window, providing natural light. This is served by a well-appointed bathroom suite, featuring a charming roll-top bathtub with shower over, WC and wash hand basin.

89 YEARS LEFT ON LEASE

## Entrance Porch

Door to front

## Entrance Hall

Carpet, storage cupboard, loft access

## Lounge

14' 1" x 10' 2" ( 4.29m x 3.10m )  
Window to front, carpet, radiator

## Kitchen

8' 10" x 6' 6" ( 2.69m x 1.98m )  
Window to rear, vinyl underfoot, wall and base units, part tiling, space for washing machine, oven, sink/drainer.

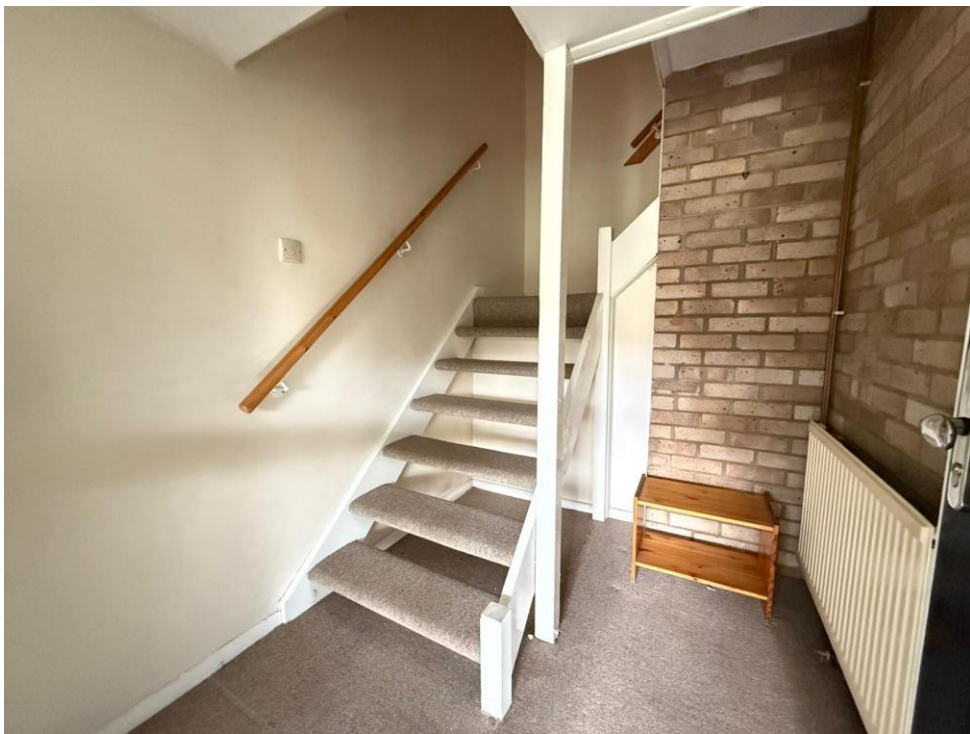
## Bedroom One

12' 10" x 11' 1" ( 3.91m x 3.38m )  
Window to side, carpet, radiator

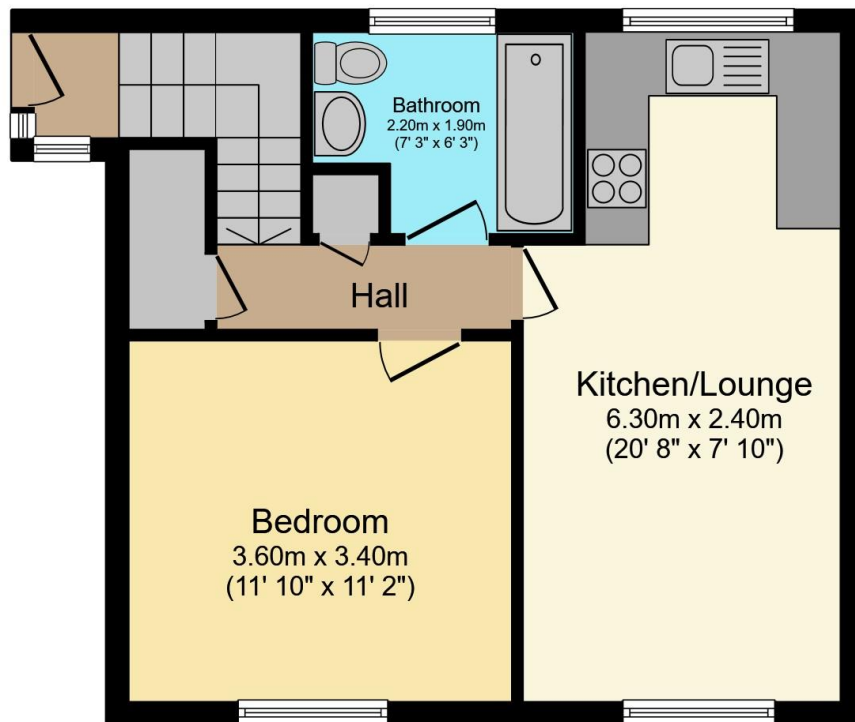
## Bathroom

Window to side, vinyl, WC, wash hand basin, part tiling, roll top bath, radiator









Total floor area 43.0 m<sup>2</sup> (463 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](http://www.propertybox.io)



To view this property please contact Connells on

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2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax Band: A

Service Charge: 382.00 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312962](http://connells.co.uk/Property/ALS312962)**

This is a Leasehold property with details as follows; Term of Lease 122 years from 17 May 1993. 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.

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