



Connells

Walton Street
Aylesbury



Property Description

Positioned on the first floor, the apartment welcomes you with a spacious entrance hall featuring a generous storage cupboard for added convenience. The accommodation flows into a bright and airy open-plan living and kitchen space, enhanced by Juliet-style doors that allow natural light to pour in and create a fresh, modern feel.

The sleek fitted kitchen is finished with stylish wall and base units and comes fully equipped with integrated appliances, including a fridge/freezer, dishwasher and washing machine, along with an appliance grid switch and TV point—perfectly balancing form and function.

Both bedrooms are well-proportioned and benefit from wooden flooring, complementing the modern aesthetic throughout. The contemporary bathroom is finished to a high standard and comprises a WC, wall-mounted basin with chrome mixer tap, and a bath with fixed shower head and integrated chrome mixer plate.

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

Wooden flooring underfoot
Storage cupboard

Kitchen/Lounge/Diner

18' 4" x 12' 2" (5.59m x 3.71m)

Patio doors to rear

Window to rear

Wooden flooring underfoot

Integrated appliances in kitchen:

Fridge/freezer, dishwasher, washer/dryer

Sink/drain

Electric hob and oven

Bedroom One

12' 2" x 8' 6" (3.71m x 2.59m)

Two windows to rear

Wooden flooring underfoot

Radiator

Bedroom Two

12' 2" x 5' 3" (3.71m x 1.60m)

Window to rear

Wooden flooring underfoot

Radiator

Bathroom

WC

Contemporary wall-mounted basin with single chrome mixer tap

Bath with fixed shower head and integrated chrome wall-mounted triple mixer plate

Shaving point

Tiled

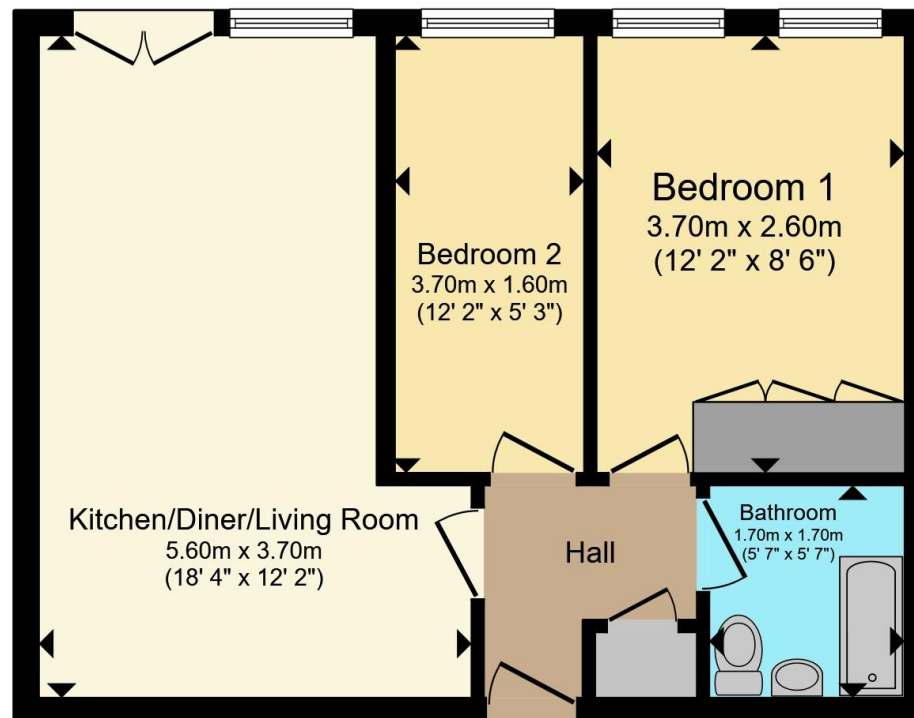
Modern chrome heated towel rail
Ceramic floor and wall tiling

Parking

One allocated space







Total floor area 40.9 m² (440 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

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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/ALS312745

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2015. 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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Property Ref: ALS312745 - 0005