



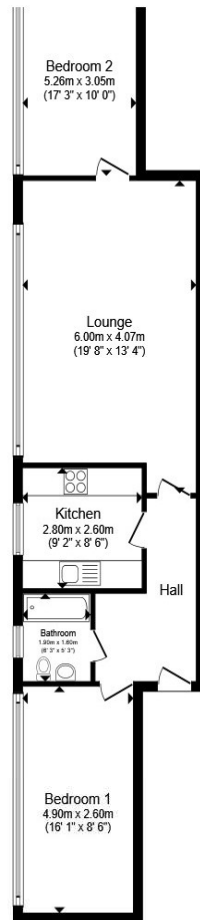
Kingfisher House Walton Street, Aylesbury HP21 7FS

welcome to

Kingfisher House Walton Street, Aylesbury

Offered for sale is a well-presented, two-bedroom ground floor apartment, ideally situated in the heart of Aylesbury. This light and spacious residence is perfect for those seeking a comfortable home in a prime location. The apartment boasts a good-sized layout, providing ample space for both relaxation and entertaining. Natural light fills the property, creating a welcoming and airy atmosphere throughout the living areas. Each bedroom is generously proportioned, allowing for flexible use and comfortable living.





Floor Plan 1

Total floor area 69.8 m² (752 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



Nestled within a sought-after area, the apartment benefits from excellent proximity to Aylesbury town centre, where a wealth of shops, cafés, and amenities can be enjoyed just a short stroll away. Commuters will appreciate the nearby Aylesbury train station, offering direct links to London and surrounding areas, making travel both easy and convenient.

Accommodation Comprises

Entrance Hall

Kitchen

Lounge

Bedroom Two

Bathroom

Bedroom One

Outside

Residents Parking

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- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS LIVING ACCOMMODATION
- TOWN CENTRE LOCATION
- IDEAL FIRST TIME PURCHASE

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2301.20

Ground Rent: 200.00

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.

offers over

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/AYL115740](https://www.brownandmerry.co.uk/Property/AYL115740)



Property Ref:
AYL115740 - 0002

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