

Connells

Wedgewood Street
Aylesbury

Wedgewood Street
Aylesbury HP19 7HL

for sale guide price
£135,000







Property Description

A well-presented two-bedroom upper-floor apartment with its own private entrance, featuring a main bathroom and en-suite to the master bedroom. Set in a sought-after location, the property is offered with no onward chain and access to a communal courtyard.

The accommodation begins with a welcoming entrance hall, complete with useful storage cupboards. The hallway leads through to a spacious lounge, enhanced by two rear-aspect windows that allow natural light to fill the room. A stylish archway opens into the modern kitchen, fitted with a range of wall and base units, sink/drainer, and electric oven and hob, creating a practical and well-arranged space.The kitchen includes appliances such as a new oven, a washing machine & dryer, fridge/freezer and microwave.

The apartment offers two bedrooms, with the master bedroom benefitting from its own en-suite bathroom, fitted with a shower cubicle. The remainder of the home is served by a family bathroom featuring a bathtub. Two beds and mattresses included in sale.

Walls and ceilings throughout the apartment have been freshley painted, in addition to new vinyl flooring in the kitchen and both bathrooms.

Externally, residents enjoy access to a communal courtyard, and there are ample car parking spaces available for residents in the adjacent free public car park with no permits required.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of

the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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







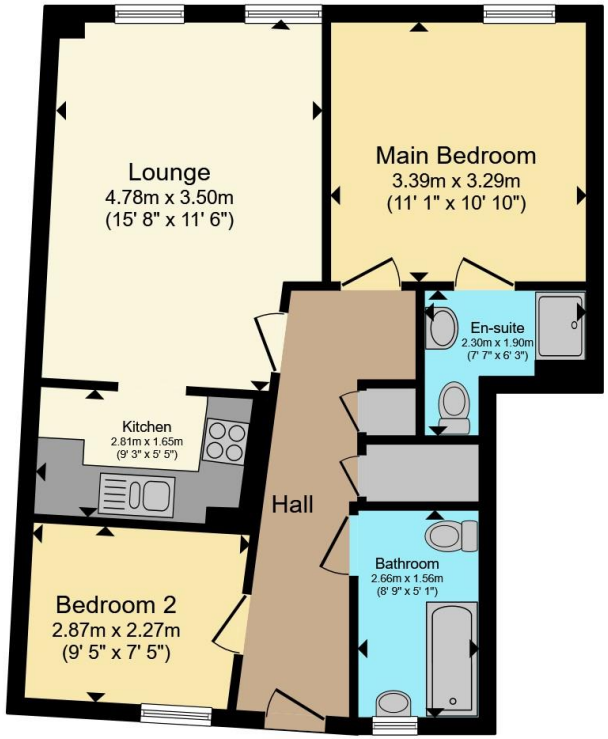












Total floor area 56.4 m² (607 sq.ft.) approx

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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6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: D

Council Tax Band: B

Service Charge: 2680.20

Ground Rent: 309.47

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304918

This is a Leasehold property with details as follows; Term of Lease 150 years from 13 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.