



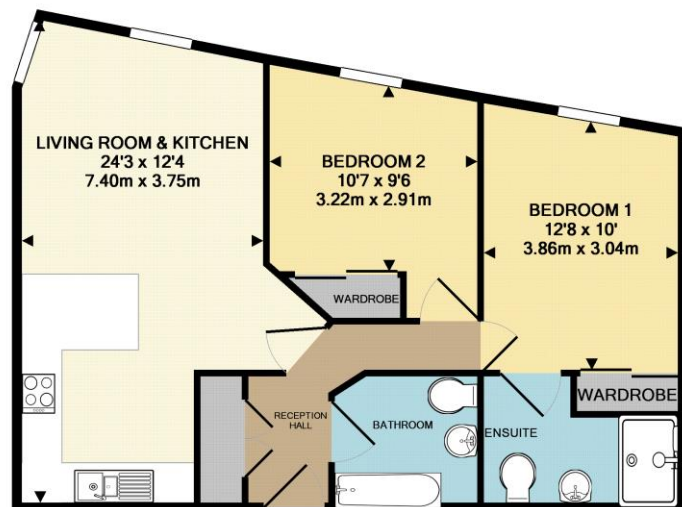
A modern two bedroom first floor apartment set in the sought after observatory development on Kerr Place in Aylesbury within a few minutes walk of Aylesbury town centre and the main line commuter service to London Marylebone. The property is offered in superb order throughout

**MODERN TOWN
CENTRE
APARTMENT
CLOSE TO
STATION – BUY
TO LET
INVESTMENT
ONLY**



LEASEHOLD PRICE GUIDE £230,000

45 Kerr Place, Aylesbury, Bucks HP21 7BB



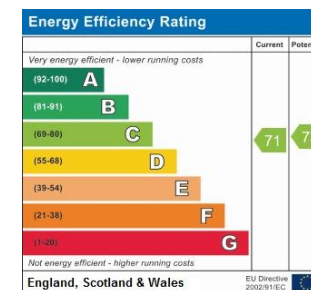
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A spacious two bedroom first floor modern apartment set in the town centre of Aylesbury within a few minutes walk of the mainline railway station with commuter service to London Marylebone. The property itself is offered as a BUY TO LET investment with the tenants in res. Rent on application.

Aylesbury is the County town of Buckinghamshire and offers a wide range of shopping, schooling and recreational facilities including two modern shopping centre, Aquavale leisure complex, multiplex cinema and the Waterside Theatre complex. There is a second railway station in Aylesbury also to London Marylebone.

*** MODERN TWO BEDROOM FIRST FLOOR APARTMENT * PRIVATE GATED DEVELOPMENT WITH ALLOCATED PARKING * ELECTRIC UNDERFLOOR HEATING WITH INDIVIDUAL ROOM THERMOSTATS (NOT TESTED) * DOUBLE GLAZED WINDOWS * SECURITY ENTRANCE SYSTEM * PRIVATE RECEPTION HALL * LUXURY FITTED KITCHEN WITH A RANGE OF HIGH QUALITY BUILT IN APPLIANCES * SPACIOUS LIVING AREA * LARGE MASTER BEDROOM WITH BUILT IN WARDROBES * ENSUITE LUXURY SHOWER ROOM WITH WHITE SUITE * A DOUBLE SECOND BEDROOM WITH BUILT IN WARDROBES * BATHROOM WITH LUXURY WHITE SUITE * COMMUNAL OUTSIDE AREAS INCLUDING BALCONIES AND DECKS WELL MAINTAINED GROUNDS * CALL NOW FOR FULL DETAILS * IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT ***



VIEWING Strictly by appointment through the Owners Agents, Martin Kemp Property Services, who will be pleased to accompany you over the property. None of the statements contained in these particulars in respect of this property are to be relied on as statements of representation of fact and are made without responsibility on the part of Ceruna Ltd t/as Martin Kemp Property Services and the vendor. None of the appliances in the property have been tested.

NOTICE Although these particulars are intended to give a fair description of this property, they do not constitute an offer or contract. The Vendor, the Agent, **CERUNA LTD T/A MARTIN KEMP PROPERTY SERVICES** and persons in the AGENTS employment do not give any warranty whatsoever in relation to this property. The accuracy of these particulars should be verified by any purchaser who should inspect the property prior to making any offer to purchase or take a lease of the property. All negotiations must be conducted through the **MARTIN KEMP PROPERTY SERVICES** offices at Aylesbury & Thame RS/CL/5172

26 Temple Street, Aylesbury
Buckinghamshire, HP20 2RQ

55 North Street, Thame
Oxfordshire, OX9 3BH

Tel 01296 422171

Tel 01844 260909



martinkemps.com