

# Newly refurbished

Wonderfully appointed,  
rooms to let

## Walk to hospital

104 Kynaston Avenue  
Aylesbury HP21 9DS



**£700pcm to  
£825pcm**

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# PROPERTY SUMMARY

*Situated just a 5-minute walk from Stoke Mandeville Hospital, this fully refurbished detached home presents an ideal opportunity for hospital staff seeking convenient accommodation.*

*The property boasts a high standard of furnishing throughout, ensuring comfort and style in every corner. Each room is fitted with brand new furniture and comfortable beds. One room offers the added luxury of an en-suite bathroom, while two additional bathrooms serve the remaining rooms.*

*Thoughtfully designed shared spaces enhance the living experience, featuring a cozy living room equipped with Sky TV and Netflix, as well as a separate dining area. The newly fitted kitchen leaves nothing to be desired, complete with modern appliances such as a dishwasher, washing machine, tumble dryer, American-style fridge freezer, induction hob, double oven, and microwave. All essential cooking equipment is provided for your convenience.*

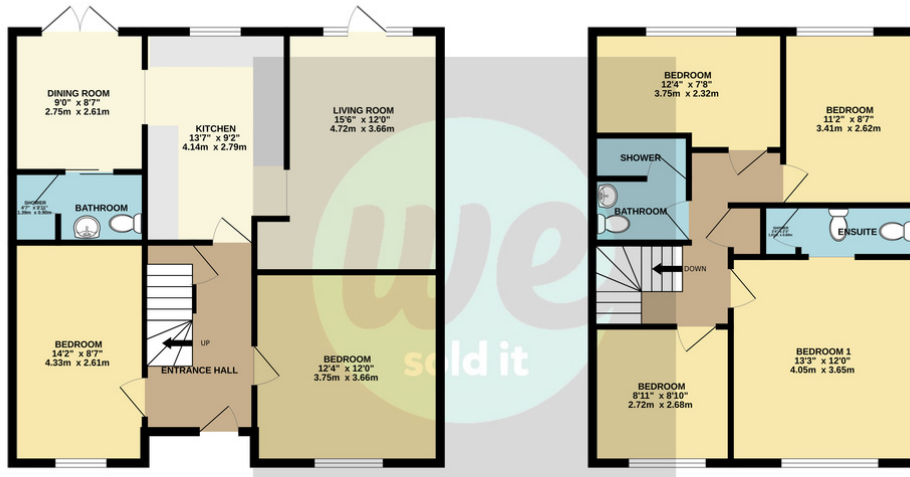
*Step outside to discover a private and inviting enclosed rear garden, complete with a decked area for relaxation and al fresco dining. The property also includes two refitted bathrooms, ensuring convenience for all residents.*

*Each room within this accommodation is a double room designed for single occupancy, offering ample space and comfort. Rent varies between £700 and £825 per calendar month depending on the room chosen. Additionally, the rent is fully inclusive of all energy bills, council tax, WiFi, and Sky subscription services.*

*Don't miss out on the opportunity to enjoy modern comfort and convenience in this ideally located and meticulously appointed home.*

GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

(the sellers advise that the garage is leasehold, full unexpired term 999 years, no associated costs).

## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://WeSoldIt.co.uk)

*MONEY LAUNDERING REGULATIONS 2017* intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

*THE CONSUMER PROTECTION REGULATIONS 2008* We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

