



The Arc, Aylesbury, Buckinghamshire, HP20 1FE

TO LET £1,350 pcm

Unfurnished

A modern two bedroom two bathroom ground floor apartment offers stylish contemporary open plan living, ideally located in the heart of Aylesbury providing excellent transport links via both road and rail. Available now. EPC rating B. CONTACT B&B LETTING 01844 354554.

- TOWN CENTRE LOCATION
- GROUND FLOOR
- TWO BATHROOMS
- VIDEO ENTRYPHONE
- PRIVATE TERRACE
- MODERN

Office Numbers:

Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
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High Wycombe | 01494 936547
W : www.bb-estateagents.co.uk
E : lettings@bb-estateagents.co.uk

Head Office Address

Chilterns Office
Robert House | 19 Station Road
Chinnor | Oxfordshire | OX39 4PU

Description

A modern two bedroom two bathroom ground floor apartment offers stylish contemporary open plan living, ideally located in the heart of Aylesbury providing excellent transport links via both road and rail.

Accommodation comprises:

Entrance hallway
Open plan living/kitchen/dining room
Family bathroom
Two double bedrooms (one with ensuite)

The property also benefits from a private terrace accessed through the kitchen/living room

The county town of Aylesbury offers a comprehensive range of shopping and entertainment facilities, including the fantastic Waterside Theatre and Odeon Cinema.

Aylesbury station provides a 50 minute service to London Marylebone. Aylesbury Parkway is an alternative and also serves Birmingham. The M40 can be found just outside Thame. Luton and London Heathrow Airports are both under an hour by road with Birmingham Airport about an hour and a half.

Aylesbury Grammar School along with the High School and the Sir Henry Floyd Grammar School consistently achieve outstanding results locally. Aylesbury College has also undergone a major investment in new buildings and technology in recent years.

Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

Council Tax:

Band C

Terms

12-month tenancy agreement
Unfurnished
No smokers please
White goods included

Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

Holding Deposit:

Equivalent to one weeks rent.

Security Deposit required:

5 weeks rent payable before moving in.

Directions

Viewings strictly via the agents:
Bonners and Babingtons Chinnor
01844 354554

