



**£190,000**  
**LEASEHOLD**  
**QUERCETUM CLOSE, AYLESBURY, BUCKINGHAMSHIRE**

TOP FLOOR APARTMENT WITH ROOF TERRACE - WALKING DISTANCE TO THE TOWN CENTRE AND TRAIN STATION - SPACIOUS L-SHAPED LIVING ROOM - KITCHEN WITH INTEGRATED APPLIANCES - OVERLOOKS SMALL PARK TO THE REAR - A very well presented two bedroom apartment ideal for first time and investment buyers.





• CENTRAL LOCATION • TWO BEDROOM FLAT • OPEN PLAN  
LIVING • BALCONY • ALLOCATED PARKING

### LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

### ACCOMMODATION

This well presented two bedroom flat offers a contemporary and spacious living space. The L-shaped open-plan living area provides a versatile layout and opens onto a private balcony, bringing in plenty of natural light. The modern kitchen is equipped with integrated appliances, offering both style and functionality. The two bedrooms provide ample storage space. The bathroom features modern fixtures and fittings. Additional benefits include allocated parking, providing convenience and security. Located in a central location, this flat is ideal for those seeking a low-maintenance, stylish home. With its flexible living space, high-quality finishes, and great location, this property is perfect for first-time buyers, couples, or those looking to downsize.



• TOP FLOOR • WALKING DISTANCE TO TRAIN STATION • WALKING DISTANCE TO TOWN CENTRE



