



EXCHANGE STREET, AYLESBURY, BUCKINGHAMSHIRE

£339,000
LEASEHOLD

This well presented two bedroom penthouse is just a few minutes' walk from the town centre and train station. It features a spacious open-plan living/kitchen area with a balcony, two double bedrooms, with the main bedroom also benefiting from a balcony and en-suite. Additionally, there is a separate bathroom and allocated parking.



EXCHANGE STREET

- CENTRAL LOCATION • TWO BEDROOM PENTHOUSE • WALKING DISTANCE TO TOWN AND STATION • WELL PRESENTED THROUGHOUT • GATED PARKING AREA WITH ALLOCATED SPACE • MAIN BEDROOM WITH EN SUITE AND BALCONY • OPEN PLAN LIVING AREA WITH STYLISH KITCHEN • ROOF TERRACE



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 stunning two bedroom penthouse offers a modern and spacious living experience, just minutes from the town centre. The open plan living area provides a light-filled, contemporary space and extends onto a composite decked roof terrace, perfect for outdoor dining.

The stylish kitchen is fully equipped with integrated appliances, including a gas hob, oven, splashback, cooker hood, fridge/freezer, washing machine and dishwasher.

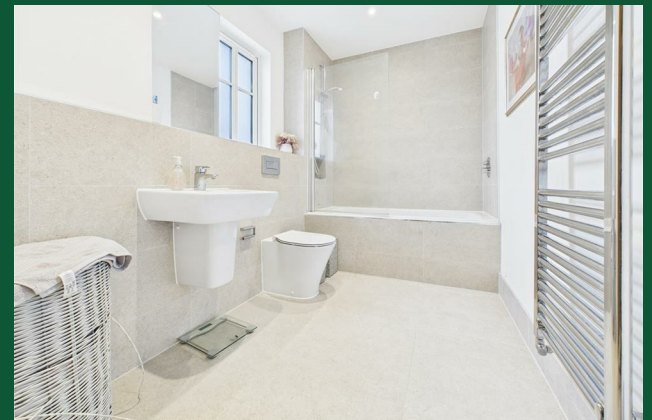
The property features two generous double bedrooms. The main bedroom boasts built-in wardrobes, a private composite decked balcony and a sleek en-suite bathroom. The second bedroom offers plenty of space for children's room, guests or a home office. A separate bathroom completes the accommodation, offering a modern and functional space.

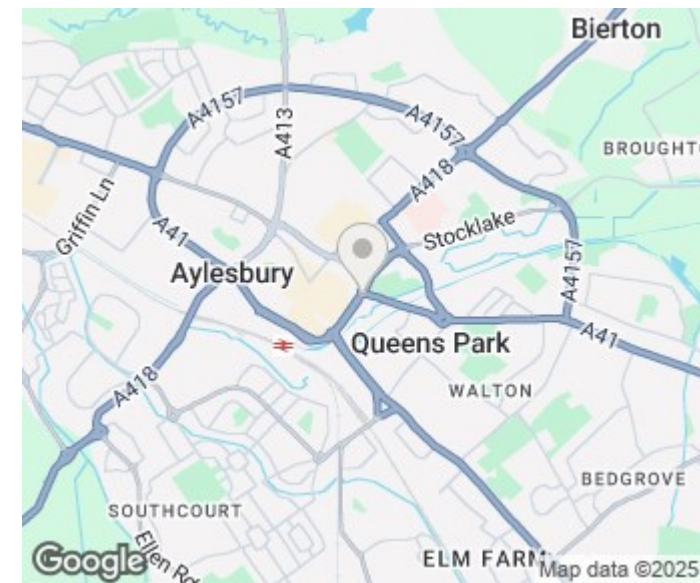
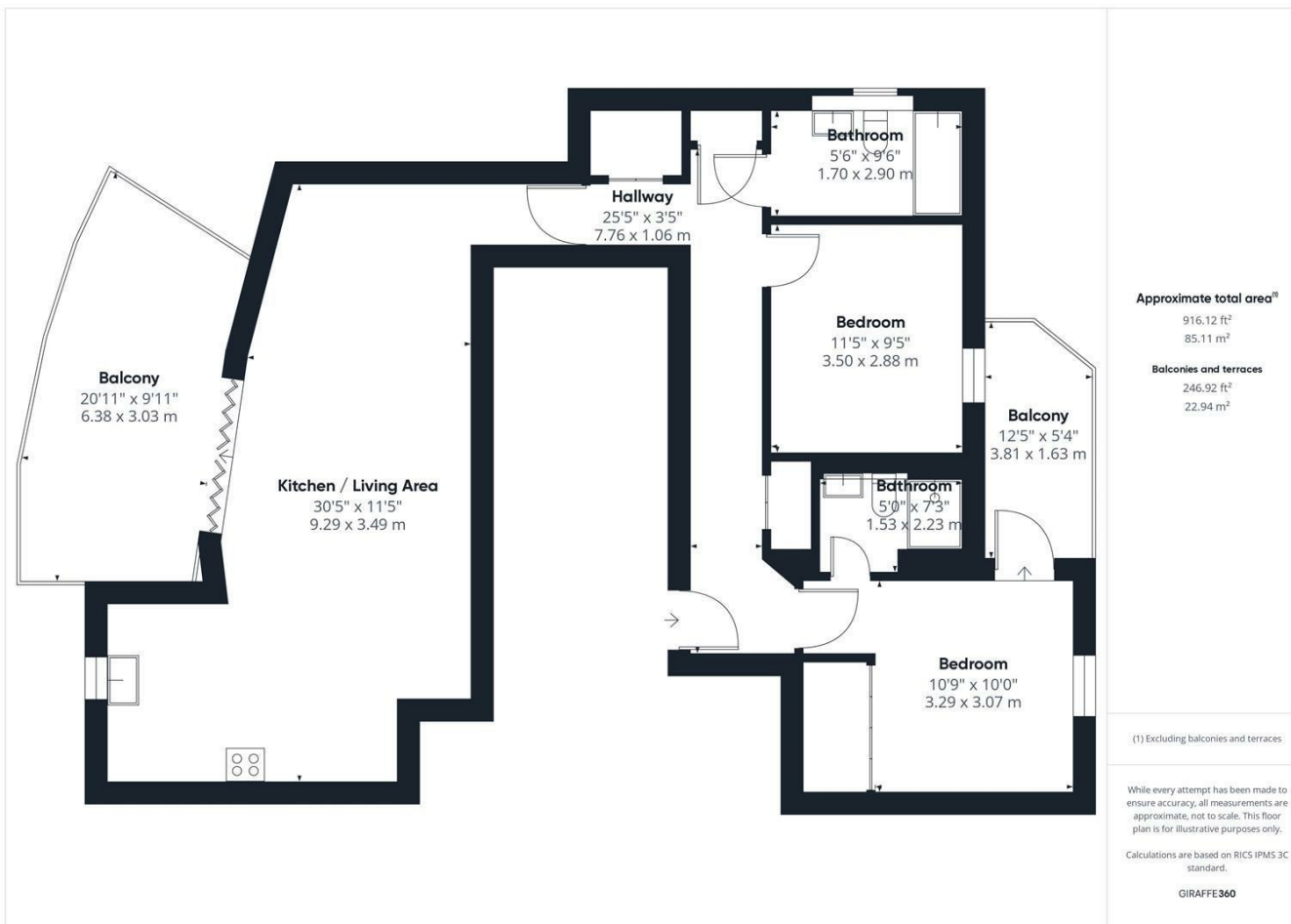
Additional highlights include an allocated parking space in a secure, gated car park, accessible via fob entry, ensuring both convenience and safety. This penthouse is the perfect blend of luxury and practicality, ideal for those looking for a stylish, low-maintenance home close to the town centre.

AGENT NOTES

LEASE INFO - 125 year lease, 120 years left. Ground Rent £250 pa. Service Charge £1500 pa.

EXCHANGE STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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