



Connells

**The Arc Exchange Street
AYLESBURY**



Property Description

CONNELLS are very pleased to welcome to the market this STUNNING two double bedroom GROUND FLOOR modern apartment situated in the heart of Aylesbury town centre. This recently built development is within the 10 year NHBC warranty and built to a high spec throughout.

This property comprises of:

Entrance hall, upgraded modern family bathroom, two double bedrooms with upgraded modern en-suite and floor to ceiling built in wardrobes to master, bright and airy open plan kitchen / diner / living space offered with fully integrated appliances and additional storage space leading to quaint ground floor patio terrace.

Viewing this property is highly recommended for those interest in being a short walk to main line stations.

KEY FEATURES:

- TWO BEDROOM GROUND FLOOR APARTMENT
- EN-SUITE TO MASTER
- BUILT IN WARDROBES
- PATIO TERRACE
- WALKING DISTANCE TO LOCAL TRAIN STATION
- VERY POPULAR DEVELOPMENT
- MODERN THROUGHOUT
- INTEGRATED APPLIANCES

Entrance Hall

Door to front, airing cupboard, boiler, radiator.

Kitchen/Lounge/Diner

20' 9" max x 12' 9" max (6.32m max x 3.89m max)

Modern fitted extended kitchen comprising wall and base units, work surfaces, integrated dishwasher, washing machine, fridge/freezer, gas hob with electric oven and cookerhood, radiator, patio doors to terrace, hardwood flooring.

Bedroom One

18' 4" into doorway x 10' 1" max (5.59m into doorway x 3.07m max)

Double glazed window to front aspect, built-in wardrobe, radiator, hardwood flooring.

Ensuite

Fitted suite comprising low level wc, wash hand basin, walk-in shower cubicle, heated towel rail, radiator, tiled flooring, tiles recently added to fully tiled.

Bedroom Two

14' 4" max x 8' 11" max (4.37m max x 2.72m max)

Double glazed window to front aspect, built-in wardrobes, radiator, hardwood flooring.

Bathroom

Fitted suite comprising low level wc, wash hand basin, heated towel rail, bath with mixer taps and shower over, extractor fan, tiles recently added to fully tiled.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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2 Temple Street
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EPC Rating: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/ALS310834](https://www.connells.co.uk/Property/ALS310834)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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