



**Connells**

**The Exchange Exchange Street  
Aylesbury**



### Property Description

CONNELLS are pleased to welcome to the market this stunning TWO DOUBLE BEDROOM upper floor apartment situated in the heart of Aylesbury benefiting from NO UPPER CHAIN and offering GREAT FAR REACHING VIEWS.

The property comprises of:

Entrance hall with two large storage cupboards, open-plan MODERN FITTED kitchen / lounge with patio doors leading to private rear balcony, TWO DOUBLE BEDROOMS with floor to ceiling windows allowing for plenty of natural light and EN-SUITE TO MASTER with both having access to a MODERN FITTED FAMILY BATHROOM.

### KEY FEATURES:

- **TWO DOUBLE BEDROOMS**
- **MODERN FITTED KITCHEN**
- **OPEN-PLAN LIVING**
- **ENSUITE TO MASTER**
- **PRIVATE BALCONY WITH VIEWS**
- **TOWN CENTRE LOCATION**
- **RECENTLY BUILT**
- **NO UPPER CHAIN**



## Entrance Hall

Door to front.

## Lounge

21' 8" max x 12' 11" max ( 6.60m max x 3.94m max )  
Patio doors to balcony, hardwood flooring, radiator.

## Kitchen

Fitted kitchen comprising wall and base units, work surfaces, boiler, integrated dishwasher, fridge/freezer, gas hob and electric oven with cookerhood, sink with drainer, spotlights

## Bedroom One

19' 10" max x 8' 3" max ( 6.05m max x 2.51m max )  
Double glazed windows to front and side aspects, radiator, built-in wardrobes, carpet.

## Ensuite

Fitted suite comprising low level wc, wash hand basin, tiling to splashback areas, tiled flooring, shaver point, walk-in shower.

## Bedroom Two

11' 10" max x 9' 3" max ( 3.61m max x 2.82m max )  
Two double glazed windows to front aspects, radiator, carpet.

## Bathroom

Fitted suite comprising low level wc, wash hand basin, tiled flooring, tiling to splashback areas, bath with mixer taps and shower over, heated towel rail.











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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AYLESBURY HP20 2RH

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS311262](https://www.connells.co.uk/Property/ALS311262)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 May 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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