

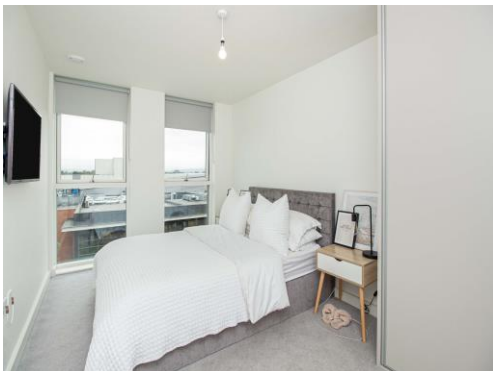


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The Exchange Exchange Street
Aylesbury

The Exchange Exchange Street Aylesbury HP20 1UR

for sale guide price
£245,000



Property Description

A beautifully presented two bedroom apartment situated within a landmark development in the heart of Aylesbury town centre! This stunning property boasts a light and spacious living area with brand new kitchen complete with integrated appliances. The layout is perfectly proportioned, boasting two double bedrooms with luxury ensuite and built in wardrobes to the master, a beautiful family bathroom and large walk in storage cupboard in the hall. One of the star features is the lounge, leading out on to your own private balcony, perfect for entertaining!

This property is also offered with NO ONWARD CHAIN.

Communal Hallway

Stairs and lifts to all floors.

Entrance Hallway

Door to front, hardwood flooring, spot lighting, radiator.

Open Plan Lounge

21' 3" max x 12' 10" max (6.48m max x 3.91m max)

Balcony to front with decking, hardwood flooring, spotlights, open plan to kitchen.

Open Plan Kitchen

Fitted kitchen comprising wall and base units, integrated dishwasher and fridge/freezer, sink with drainer, hardwood flooring, radiator.

Bedroom 1

14' 11" Max x 9' 1" (4.55m Max x 2.77m)

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

Ensuite

Fitted suite comprising low level wc, wash hand basin, walk-in shower, tiled flooring, extractor fan, shaver point.

Bedroom 2

14' 11" x 9' 3" (4.55m x 2.82m)

Double glazed window to front aspect, carpet, telephone and tv points.

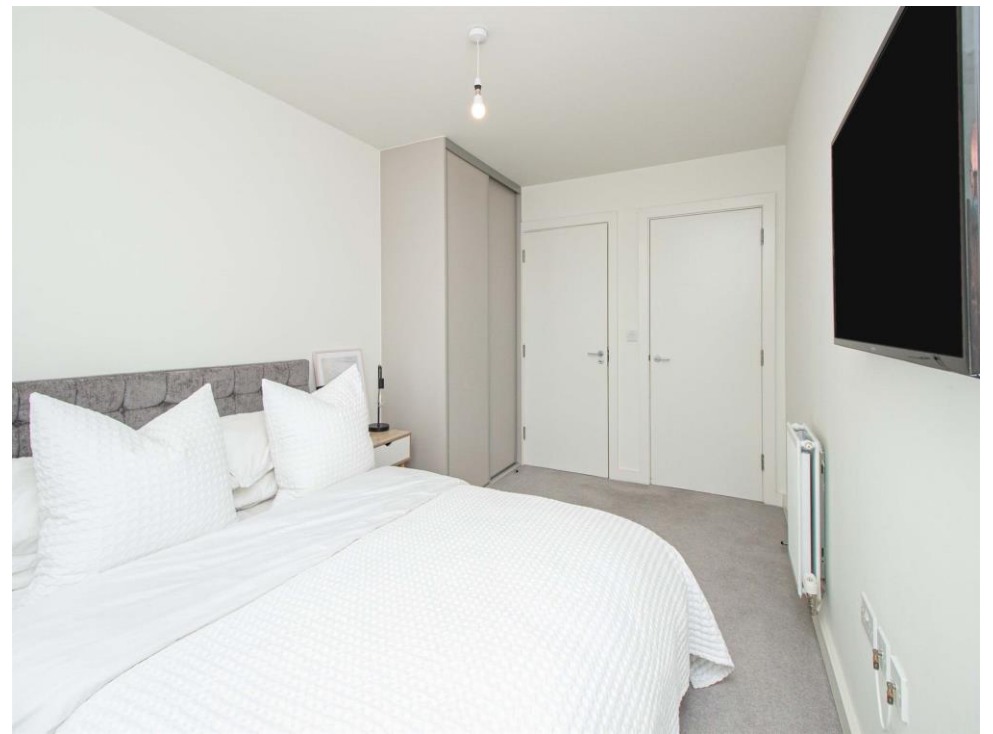
Bathroom

Fitted suite comprising low level wc, bath with mixer tap and shower over, spot lights, tiled flooring, tiling to splashback areas, extractor fan.

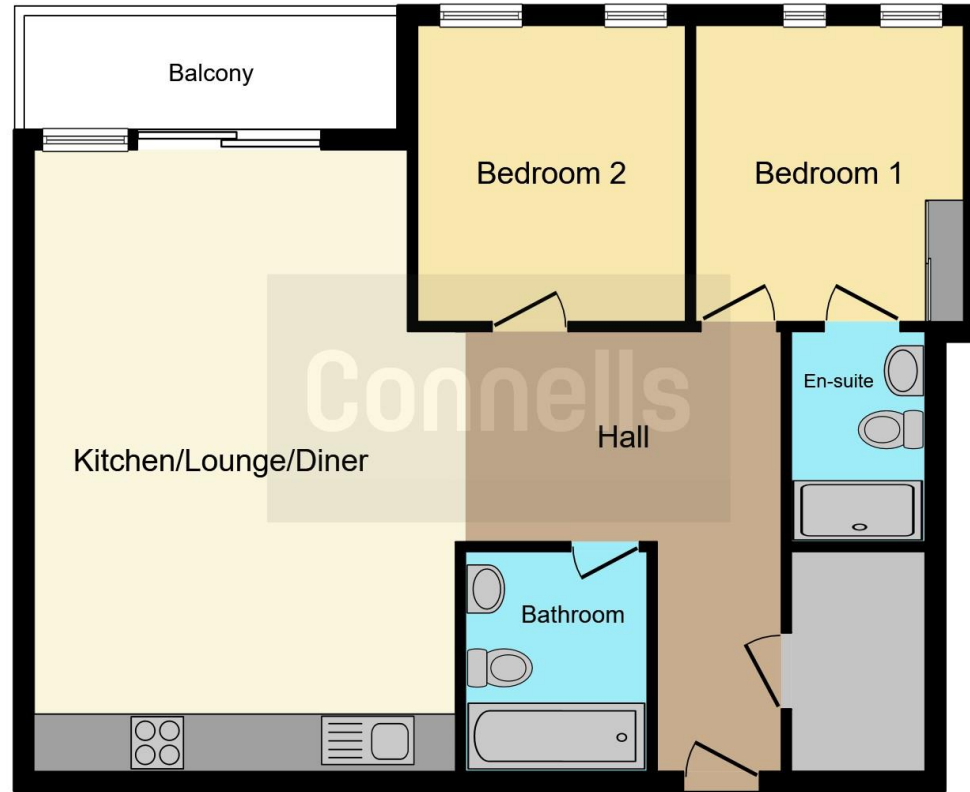
Balcony

Decked with glass safety barrier.









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

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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