



**Connells**

The Arc High Street  
Aylesbury





## Property Description

Connells are delighted to bring to the market this luxurious two bedroom spacious apartment located in Aylesbury town centre.

Built to a high specification, this larger than average two bedroom first floor apartment offers, entrance hall with two storage cupboards, leading to two double bedrooms with built in wardrobes to the master bedroom and a spacious ensuite bathroom. The main bathroom offers bath with shower head, wc,whb, part tiling and shaver point .

To the larger than average living room there is ample living/dining space with TV, telephone point and patio doors leading to a private balcony with beautiful parkside views.

The modern open plan kitchen offers integrated appliances such as a fridge freezer, washing machine and dishwasher with high specification wall and base units.

There is private allocated parking within a secure gated entrance and intercom entrance system followed by lift access.

This lovely apartment boasts an ideal location for commuters with Aylesbury train station just minuets away and the town centre/ bus station with walking distance.

## Entrance Hall

Door to front 2 x storage cupboards, back

door

## Lounge/Diner/Kitchen

20' x 16' 6" ( 6.10m x 5.03m )

Patio door, window to side, laminate flooring radiator x 2 kitchen: wall base units, integrated dishwasher and fridge. Gas hob and electric oven and sink/organiser

## Bedroom 1

14' 8" x 9' 5" ( 4.47m x 2.87m )

window to frame x 2 ensuite :WC, shower cubical, partial tiling, tiling underfoot, towel rail

## Bedroom 2

11' 9" x 9' 4" ( 3.58m x 2.84m )

window to frame x 2 carpet underfoot

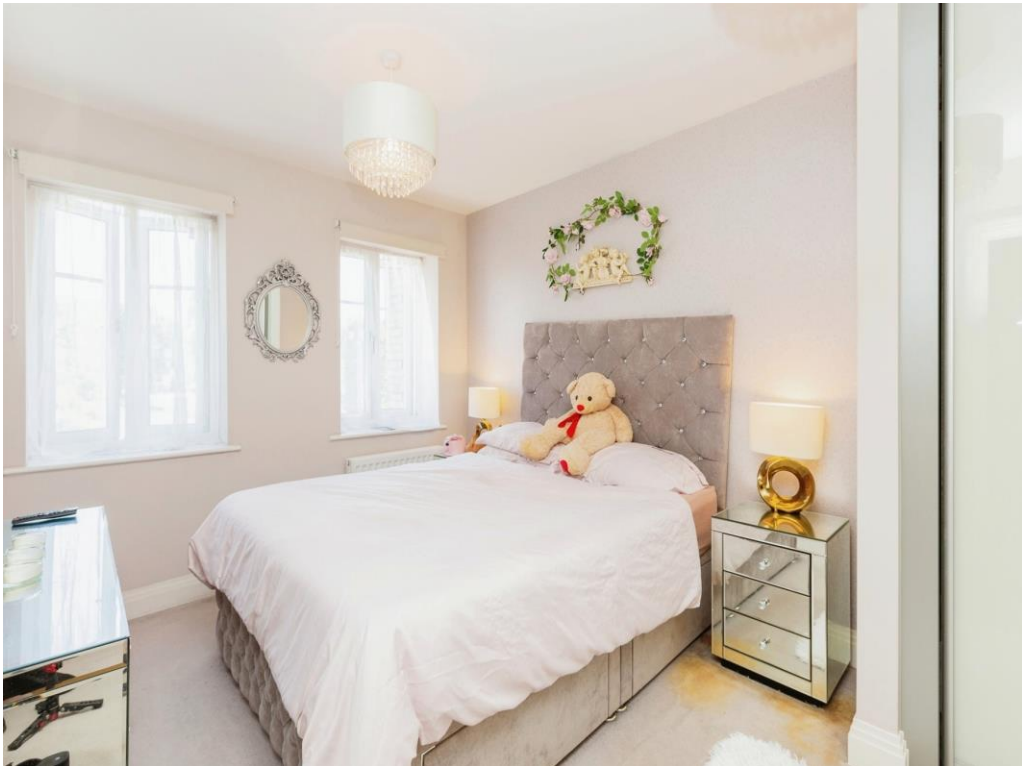
## Bathroom

Bath/ mixer with partial tiling, wc, wash handbasin, towel rail, tiling under foot

## Balcony

## Parking

x 1 allocated space to rear of gated entrance













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
AYLESBURY HP20 2RH

**EPC Rating: B**

Tenure: Leasehold

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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.

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