



**Connells**

Quercetum Close  
Aylesbury





### Property Description

Connells Estate Agents are pleased to welcome to the market this well presented two bedroom TOP FLOOR APARTMENT close to the centre of Aylesbury. The property consists of a MODERN FITTED KITCHEN with integrated appliances, spacious lounge / diner two bedrooms, family bathroom, ENSUITE and a utility cupboard. Outside there is an ALLOCATED PARKING space for one vehicle. The property also benefits from NO ONWARD CHAIN. Viewing is highly recommended on this fantastic property,

radiator, ensuite - wc, wash hand basin, towel rail, partially tiled, shaving point, shower cubical

### Bedroom Two

10' 9" m x 7' 7" m ( 3.28m m x 2.31m m )  
Window to side, carpet flooring and radiator

### Bathroom

WC, wash hand basin, partial tilling, towel rail, bath/mixer

### Entrance Hall

Door to side, carpet, double storage

### Loft Space

partially boarded, no ladder

### Lounge/Diner

### Allocated Parking Space

### Kitchen

8' 11" max x 6' 9" max ( 2.72m max x 2.06m max )

Wall and base units, vinyl flooring, base units, Free standing fridge/freezer electric hob and oven, sink/drainer

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### Bedroom One

11' 10" max x 10' 9" max ( 3.61m max x 3.28m max )

Window to side, carpeted flooring underfoot, radiator

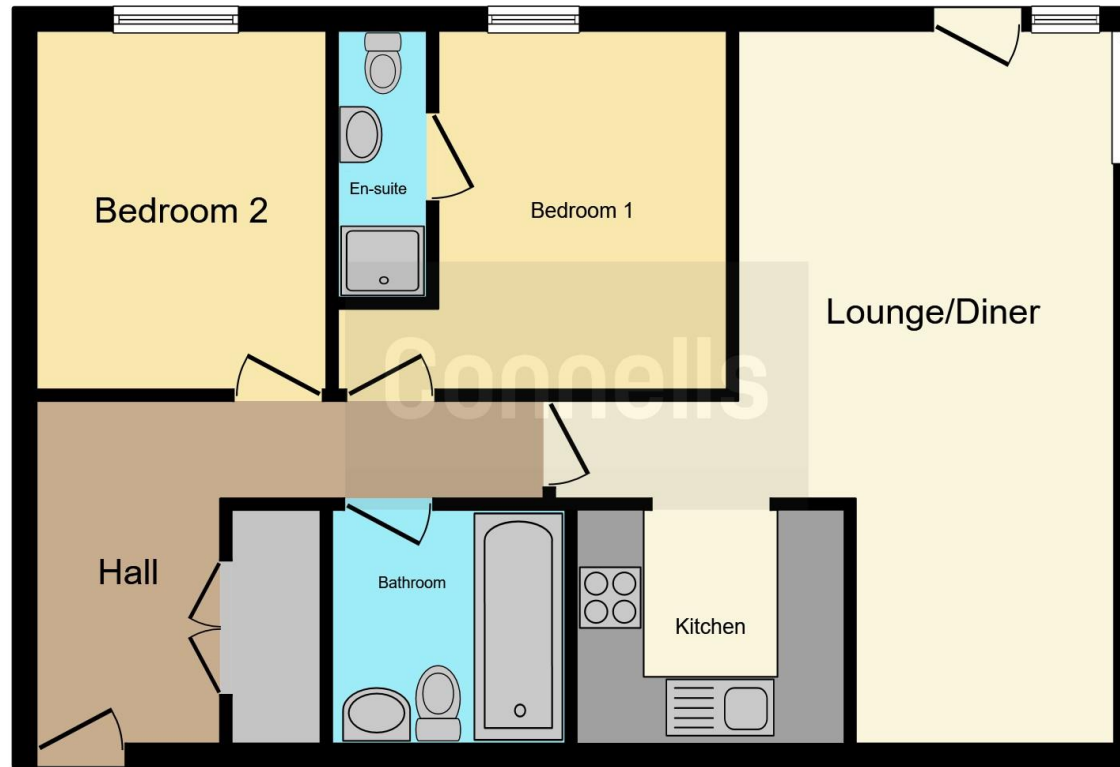
### Ensuite











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: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Jul 2024. 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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