



Connells

The Arc High Street
AYLESBURY

The Arc High Street AYLESBURY HP20 1FE

for sale offers in excess of
£270,000



Property Description

Connells are delighted to present this luxurious and spacious two-bedroom apartment, situated in the heart of Aylesbury town centre.

Built to a high specification, this larger-than-average top floor apartment offers an inviting entrance hall with large storage cupboard, leading to two generously sized double bedrooms. Both bedrooms feature built-in storage, with the master bedroom offering built in wardrobes and further enhanced by a spacious en-suite bathroom. The main bathroom is finished with a bath and shower head, WC, washbasin, part tiling.

The expansive living/dining area is bathed in natural light, creating a bright and welcoming atmosphere. This space seamlessly connects to the private balcony through patio doors, offering stunning views-perfect for enjoying morning coffee or evening relaxation.

The modern open-plan kitchen boasts integrated appliances, including a fridge freezer, washing machine, and dishwasher, all complemented by high-specification wall and base units.

Additional features include private allocated parking within a secure gated entrance, an intercom entrance system, and convenient lift access.

This beautiful apartment enjoys a prime location for commuters, with Aylesbury train

station just minutes away, and the town centre and bus station within easy walking distance.

Entrance Hall

Door to front, laminate underfoot, radiator, large storage cupboard

Kitchen / Lounge

15' 11" Max x 14' 4" Max (4.85m Max x 4.37m Max)

Patio doors leading to generous private balcony racing the rear of the property, laminate underfoot, wall and base units, radiators, integrated dishwasher, washing machine, fridge/freezer, sink/drain.

Bedroom One

16' 10" Max x 9' 8" Max (5.13m Max x 2.95m Max)

Two windows to rear, carpet underfoot, built in wardrobe, radiator

En-Suite

WC, wash hand basin, tiling underfoot, part tiling, ex-fan, shower cubicle, towel radiator.

Bedroom Two

10' 2" Max x 9' 9" Max (3.10m Max x 2.97m Max)

Window to side, carpet underfoot, built in cupboard storage with boiler

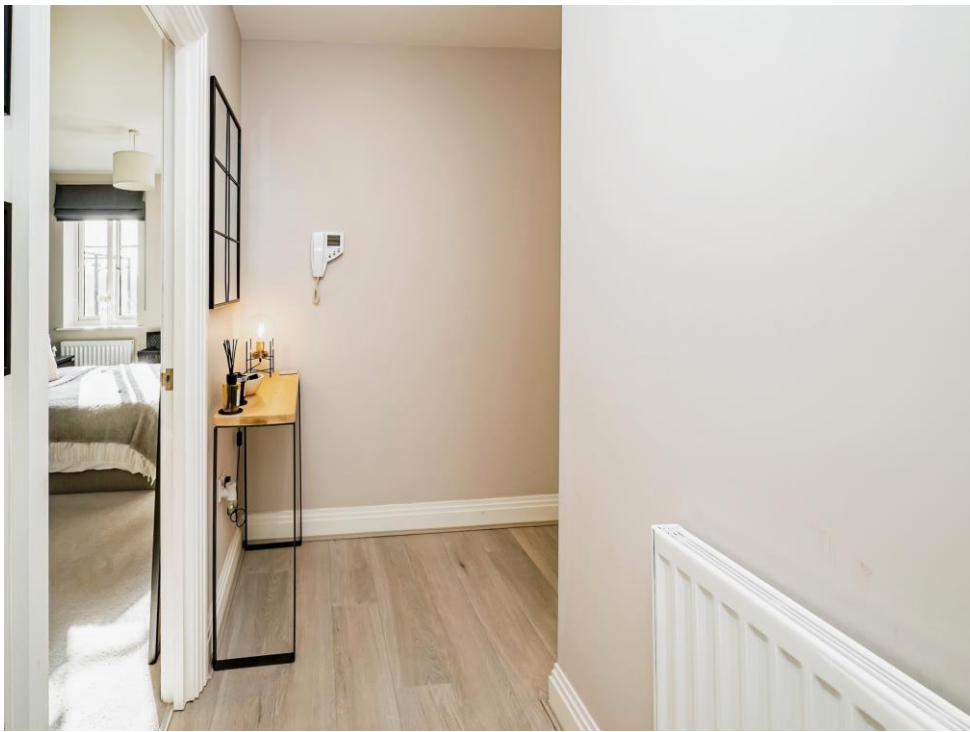
Family Bathroom

WC, wash hand basin, towel radiator, tiling underfoot, part tiling, ex-fan, bath mixer with shower overhead.

Parking

Gated allocated parking









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

To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS311932

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.



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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