



Connells

The Arc High Street
AYLESBURY



Property Description

Connells are proud to present this exceptional, high-specification two-bedroom apartment, beautifully positioned on the top floor in the vibrant heart of Aylesbury town centre.

Offering a more generous layout than most, the apartment welcomes you with a spacious entrance hall featuring a large built-in storage cupboard. Both bedrooms are generous doubles with integrated storage, while the master bedroom is further enhanced by sleek built-in wardrobes and a stylish en-suite bathroom. The main bathroom is elegantly appointed with part tiling and includes a full-size bath with shower head, WC, and washbasin—ideal for relaxing after a long day.

The open-plan living and dining area is flooded with natural light, creating a bright and airy atmosphere. Patio doors lead to a private balcony with picturesque views, perfect for morning coffee or evening unwinding. The contemporary kitchen is fully fitted with premium wall and base units and high-quality integrated appliances, including a fridge freezer, washing machine, and dishwasher.

Additional benefits include private allocated parking behind secure gated access, an intercom entry system for added security, and convenient lift access. Ideally situated for commuters, this stunning apartment is just a

short walk from Aylesbury train station, the main bus station, and a host of town centre amenities.

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 facing the rear of the property, laminate underfoot, wall and base units, radiators, integrated dishwasher, washing machine, fridge/freezer, sink/drainer.

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 Council Tax
Band: C Service Charge:
1500.00

Ground Rent:
Ask Agent Tenure: Leasehold

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

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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