



Elm Court Elm Farm Road Aylesbury HP21 7NQ

for sale offers in excess of
£185,000



Property Description

Spacious Top-Floor Apartment with Stunning Views & Balcony.

Connells are delighted to present this fantastic top-floor apartment, offering modern living with generous space and wonderful views over the Elm Farm area.

Upon entering, you are welcomed by a spacious hallway adorned with elegant wood-effect laminate flooring. Storage is abundant, with two large cupboards and the added bonus of part-boarded loft space, providing extra convenience.

To the left, the well-appointed kitchen boasts ample storage, plumbing for a washing machine, and an electric cooker, all complemented by picturesque views. Further along the hallway, you'll find the stylish family bathroom, tastefully designed with a bath and overhead shower fittings.

At the end of the hallway, the expansive living/dining room is bathed in natural light, thanks to a large window and a door leading to a private balcony—an ideal spot to unwind in the evening sunshine.

On the right, two fantastic double bedrooms offer flexible living options. The spacious

master bedroom accommodates a large bed and wardrobe while benefiting from tranquil balcony views. The second bedroom, also generously sized, provides versatility as a double room, home office, or both.

With allocated parking, visitor spaces, and access to well-maintained communal gardens, this exceptional apartment combines style, space, and practicality—a perfect opportunity for comfortable modern living.

Entrance Hall

Door to front. Laminate flooring. Radiator

Lounge

10' 10" max x 16' 4" max (3.30m max x 4.98m max)

Window to front. Balcony door to Side. Laminate flooring. Radiator.

Kitchen

9' 11" max x 7' 11" max (3.02m max x 2.41m max)

Window to front. Laminate flooring. Freestanding washing machine; electric oven and hob; fridge freezer. Sink/drain. Wall and base units.

Bedroom One

13' max x 9' 9" max (3.96m max x 2.97m max)

Window to front. Carpet. Radiator.

Bedroom Two

12' max x 9' 1" max (3.66m max x 2.77m max)

Window to rear. Carpet. Radiator.

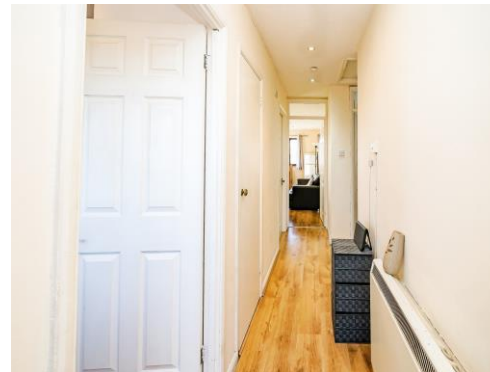
Bathroom

WC, wash hand basin, bath with mixer, electric short. Tiling underfoot. Par tiled walls.

Loft Space

Partially boarded. Lighting.

Balcony









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

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2 Temple Street
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EPC Rating: D Council Tax
 Band: B

Service Charge:
 1608.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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