



Connells

The Exchange Exchange Street
Aylesbury

The Exchange Exchange Street Aylesbury HP20 1UR

for sale offers in excess of
£235,000



Property Description

A beautifully presented two bedroom apartment situated within a landmark development in the heart of Aylesbury town centre! This stunning property boasts a light and spacious living area with brand new kitchen complete with integrated appliances. The layout is perfectly proportioned, boasting two double bedrooms with luxury ensuite and built in wardrobes to the master, a beautiful family bathroom and large walk in storage cupboard in the hall. One of the star features is the lounge, leading out on to your own private balcony, perfect for entertaining!

This property is also offered with NO ONWARD CHAIN.

Communal Hallway

Stairs and lifts to all floors.

Entrance Hallway

Door to front, hardwood flooring, spot lighting, radiator.

Lounge / Kitchen

21' 3" MAX x 12' 10" MAX (6.48m MAX x 3.91m MAX)

Balcony to front with decking, hardwood flooring, spotlights, open plan to kitchen.

Fitted kitchen comprising wall and base units, integrated dishwasher and fridge/freezer, sink with drainer, hardwood flooring, radiator.

Bedroom One

14' 11" MAX x 9' 1" (4.55m MAX x 2.77m)

Double glazed window to front aspect, carpet, radiator, built-in wardrobes.

Ensuite

Fitted suite comprising low level wc, wash hand basin, walk-in shower, tiled flooring, extractor fan, shaver point.

Bedroom Two

14' 11" x 9' 3" (4.55m x 2.82m)

Double glazed window to front aspect, carpet, telephone and tv points.

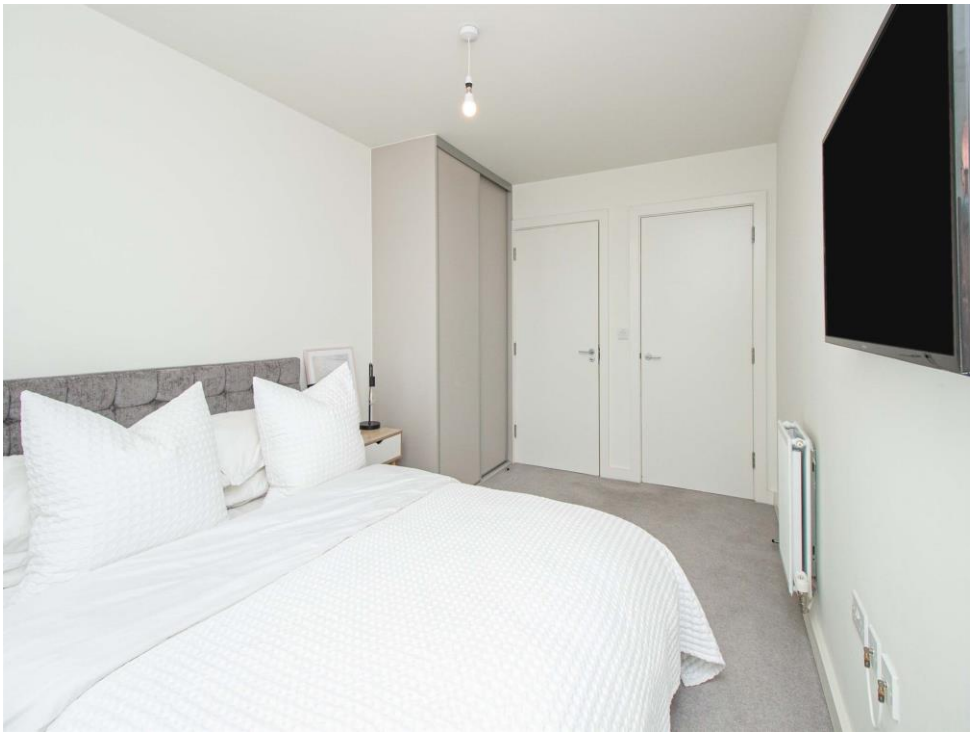
Bathroom

Fitted suite comprising low level wc, bath with mixer tap and shower over, spot lights, tiled flooring, tiling to splashback areas, extractor fan.

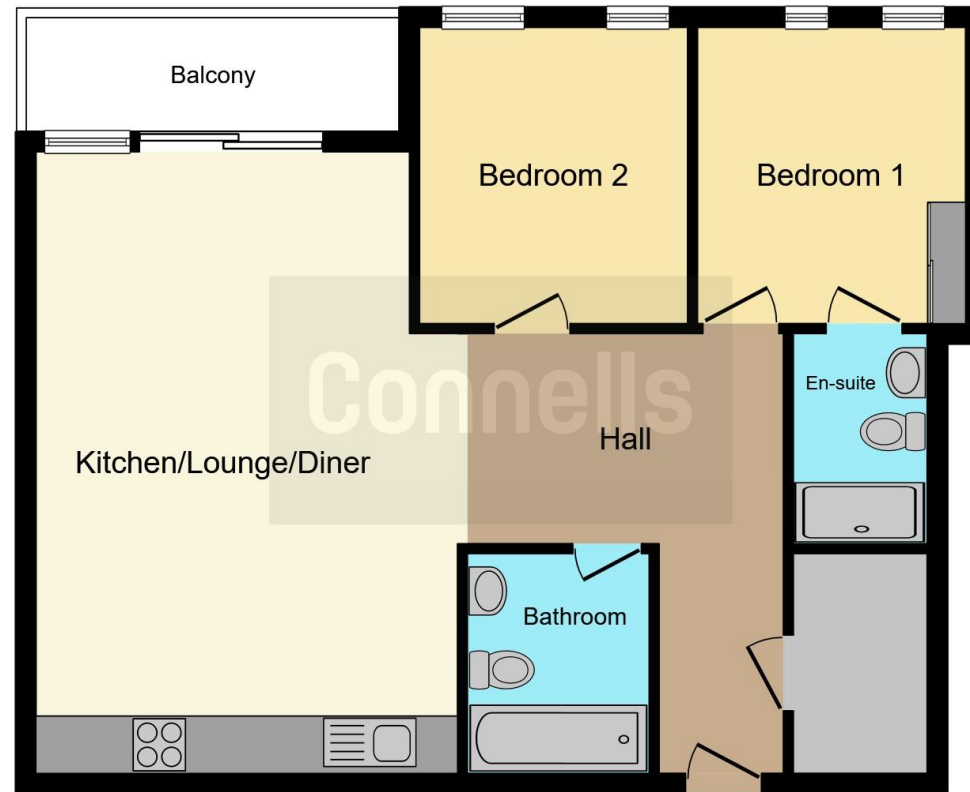
Balcony

Decked with glass safety barrier.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/ALS312101](https://www.connells.co.uk/Property/ALS312101)

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 May 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.

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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