



Connells

The Exchange Exchange Street
Aylesbury

The Exchange Exchange Street Aylesbury HP20 1UR

for sale offers over
£210,000



Property Description

Set within one of Aylesbury's most prestigious landmark developments, this immaculately presented two-bedroom apartment combines contemporary elegance with unbeatable urban convenience. Perfectly positioned in the heart of the town centre, residents enjoy immediate access to shops, restaurants, transport links, and everyday amenities.

The true highlight of this exceptional home is its stunning private balcony, accessed directly from the lounge. Offering an elevated outlook rarely found in central Aylesbury, this generous outdoor space provides a peaceful vantage point to enjoy far-reaching views across the town. Whether it's morning coffee in the sunshine, relaxed evening drinks, or alfresco dining with friends, the balcony becomes an extension of the living space—bringing the outdoors in and creating a standout feature that sets this apartment apart.

Inside, a bright and spacious open-plan living and dining area has been thoughtfully designed to maximise natural light, further enhancing the connection to the balcony and its impressive outlook. The newly installed kitchen features high-end integrated appliances, sleek cabinetry, and premium finishes—ideal for both everyday cooking and entertaining.

Two well-proportioned double bedrooms include a luxurious master suite with a stylish ensuite bathroom and bespoke built-in wardrobes. A beautifully appointed family bathroom showcases contemporary fixtures and elegant tiling.

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.

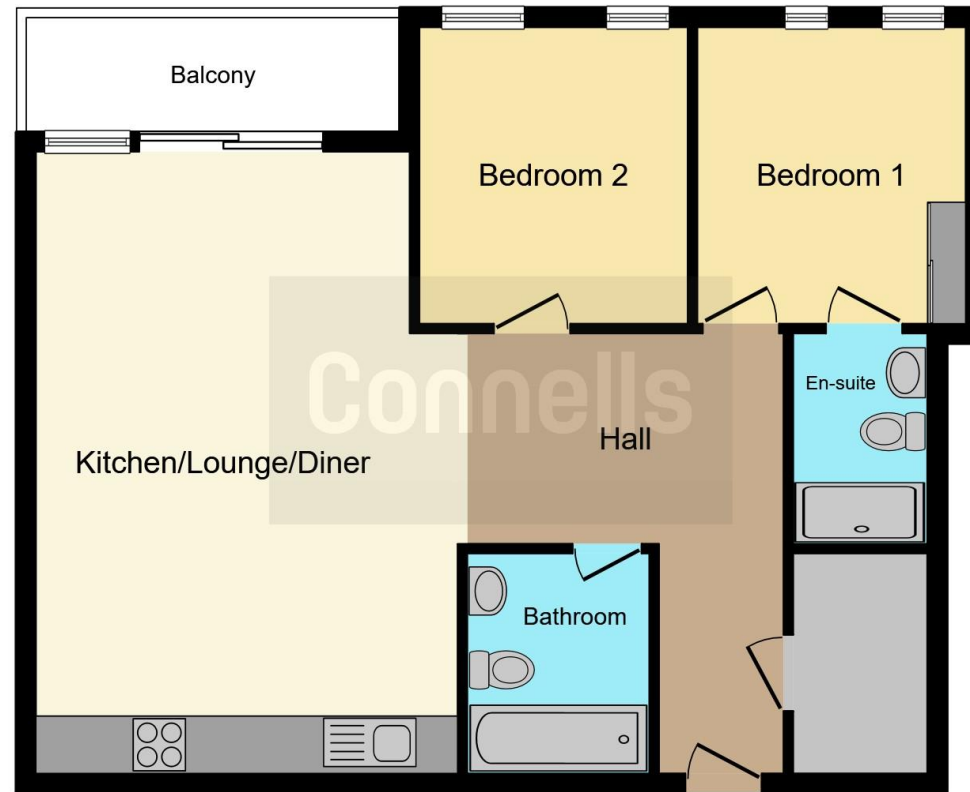
Balcony

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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2297.00

Ground Rent:
 240.00

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.

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