



Connells

The Peninsula Buckingham Street
Aylesbury

The Peninsula Buckingham Street Aylesbury HP20 2LL

for sale **Offers in excess
of £150,000**



Property Description

Connells are delighted to present this beautifully maintained one-bedroom apartment, perfectly positioned in the heart of Aylesbury. Just a short stroll from the town's shops, restaurants, and excellent transport links, this stylish top-floor home offers both comfort and convenience.

Upon entering through the secure communal entrance, residents are welcomed into a hallway with lift access leading directly to the apartment.

Inside, the modern kitchen is equipped with an integrated electric hob, oven, and fridge/freezer, and is bathed in natural light thanks to large double-glazed windows. The spacious double bedroom complements the bright living space, while the fully tiled bathroom features a WC, wash basin, and a bath with overhead shower, completing the apartment's sleek and functional design.

Located centrally, the property is within easy reach of local amenities including shopping centres, sports facilities, cafes, and bars. For commuters, Aylesbury's mainline rail service reaches London Marylebone in approximately 55 minutes, and the nearby A41 provides fast access to the M40 and M25 motorway network.

Entrance Hall

Door to front, Laminate flooring underfoot, Airing cupboard

Kitchen/Lounge

12' 5" max x 20' 9" max (3.78m max x 6.32m max)

Fitted kitchen comprising wall and base units, work surfaces, integrated appliances, tv and telephone points, laminate flooring, two double glazed windows to rear aspect.

Bedroom

8' 5" x 12' (2.57m x 3.66m)

Radiator, tv point, carpet.

Bathroom

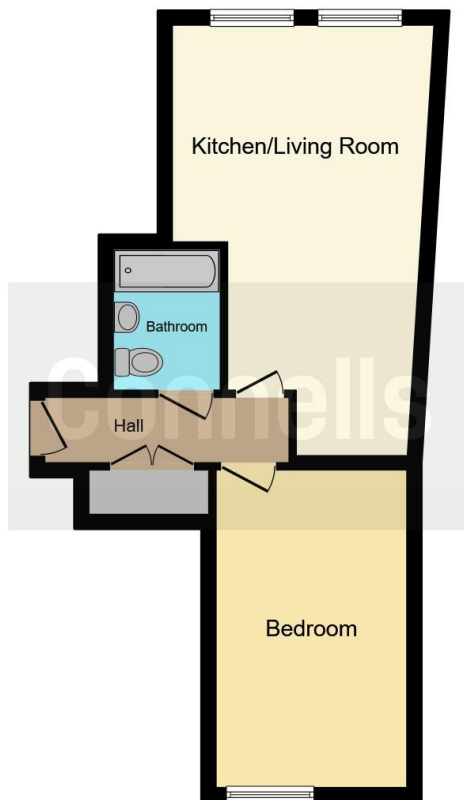
Fitted suite comprising low level wc, wash hand basin, bath with shower over, heated towel rail, extractor fan, tiling to splashback areas.

Parking

The current vendor pays for private parking which is adjacent to the building at a cost of £500 per annum.







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: D Council Tax
 Band: B

Service Charge:
 1381.89

Ground Rent:
 250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/ALS312242](https://www.connells.co.uk/Property/ALS312242)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015. 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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