



Connells

Great Western Street
Aylesbury

Great Western Street Aylesbury HP20 2PL

for sale offers in excess of
£150,000



Property Description

Connells are delighted to present this CHAIN FREE two-bedroom apartment, perfectly situated in the heart of Aylesbury town centre. Everything you need is right at your doorstep—from local shops, pubs, and restaurants to the convenience of an on-site gym.

This stylish apartment features a spacious entrance hall with two handy storage cupboards and plush carpet underfoot, leading into an open-plan kitchen and living area. The well-appointed kitchen boasts sleek wall and base units, an electric oven and hob, plus space for a fridge freezer and washing machine.

Both bedrooms are generously sized and benefit from rear-facing windows, offering a peaceful retreat. They share a contemporary family bathroom, complete with a WC, washbasin, and a bath with a mixer shower.

Secure underground parking is allocated for residents.

Nestled on Great Western Street at the bottom of Market Square, this apartment enjoys a prime location within the town centre. Aylesbury Train Station is just a short walk away, providing regular services to London Marylebone.

An internal viewing is highly recommended to truly appreciate this fantastic property.

Entrance Hall

Door to front, carpet underfoot, two storage cupboards, radiator

Kitchen/Lounge

20' 9" max x 11' 2" max (6.32m max x 3.40m max)

wall and base units, electric hob, sink/drain, freestanding washing machine, vinyl underfoot in kitchen area, carpet in lounge area, window to rear

Bedroom One

13' 3" x 9' 4" (4.04m x 2.84m)

Window to rear, radiator, carpet underfoot

Bedroom Two

9' 6" x 8' 5" (2.90m x 2.57m)

Window to rear, carpet underfoot, radiator

Bathroom

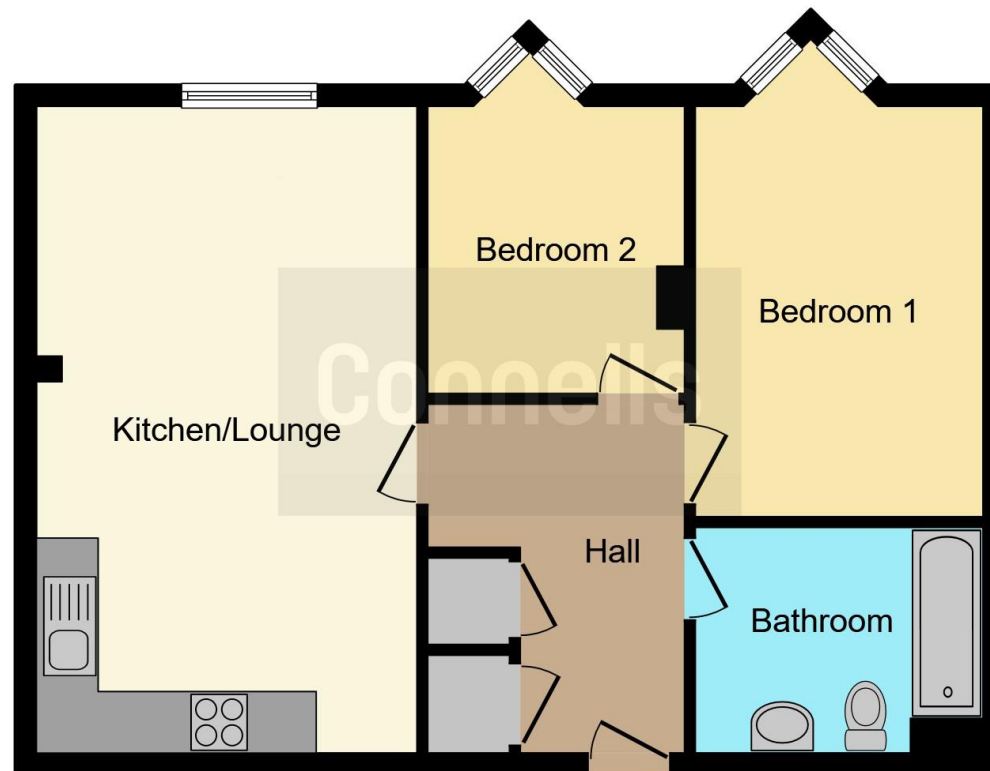
WC, Wash hand basin, bath/mixer with shower, part tiling, vinyl underfoot

Parking

Underground allocated (number 5)







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: D

Council Tax
 Band: C

Service Charge:
 3200.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312300

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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