



Friary Court Aylesbury HP20 2FU

for sale offers in the region of
£205,000



Property Description

Modern Two-Bedroom Ground Floor Apartment in the Heart of Aylesbury.

Ideally situated in Aylesbury town centre, this spacious ground floor apartment combines stylish modern living with unbeatable convenience.

The entrance hall welcomes you with sleek laminate flooring and flows into an open-plan kitchen, dining, and living area—perfect for entertaining or relaxing. The contemporary kitchen features a range of wall and base units and comes fully integrated with a fridge/freezer, washing machine, electric hob, and oven. An airing cupboard is neatly tucked away within this space, adding to the apartment's practical charm.

The property offers two generously sized double bedrooms, both with front aspect windows and laminate flooring, allowing for plenty of natural light. The fully tiled family bathroom includes a bath with overhead shower and mixer tap, as well as tiled flooring for a clean, cohesive finish.

Externally, the apartment benefits from an allocated parking space, a rare luxury in such a central location.

Just steps from vibrant shops, theatres, cinemas, sports facilities, bars and restaurants, this home is also ideal for commuters—Chiltern Railways provides direct service to London Marylebone in approximately 55 minutes, and the nearby A41 ensures quick access to the M40 and M25.

Entrance Hall

Door to side, laminate underfoot, radiator

Kitchen/Lounge/Diner

21' 8" x 9' 2" (6.60m x 2.79m)

Window to front, laminate underfoot, radiator, airing cupboard, wall and base units, part tiling, integrated fridge/freezer, washing machine and electric hob and oven.

Bedroom One

14' 1" x 9' (4.29m x 2.74m)

Window to front, laminate underfoot, radiator

Bedroom Two

11' 4" x 9' 9" (3.45m x 2.97m)

Window to front, laminate underfoot, radiator

Bathroom

WC, WHB, bath/mixer with shower, fully tiled, tiled underfoot, towel radiator

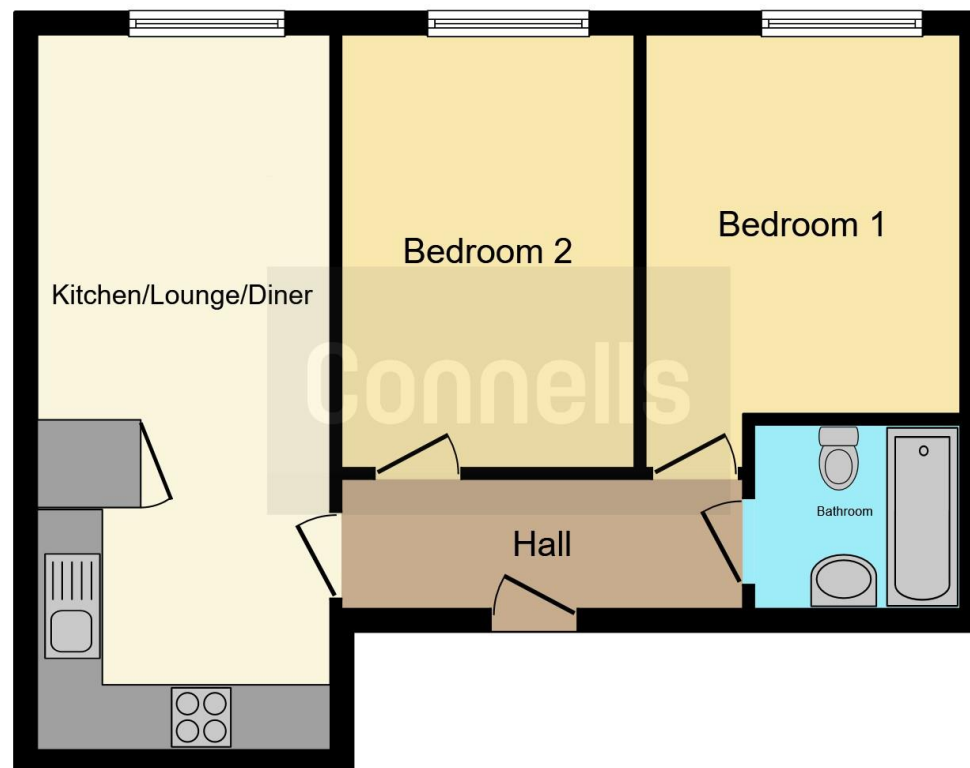
Parking

One allocated space (bay 16)









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
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1574.22

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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.



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