



Connells

The Exchange Exchange Street
Aylesbury



Property Description

Welcome to this beautifully appointed, modern second-floor apartment, situated within a highly sought-after new-build development. Designed with style, comfort, and practicality in mind, this home offers an ideal setting for professionals, couples, or small families seeking contemporary living in a well-connected location.

Upon entering, you're greeted by a spacious hallway featuring a large built-in storage cupboard with a convenient washer/dryer—perfect for keeping everyday essentials neatly tucked away. Just off the hall, the main bathroom showcases sleek, modern fittings and includes a full-size bath with an overhead shower, offering both functionality and comfort.

At the heart of the home lies a generous open-plan living and kitchen area, thoughtfully designed for both relaxation and entertaining. The kitchen is finished to a high specification, complete with integrated appliances including a dishwasher, fridge/freezer, electric oven, and gas hob. The living space is bathed in natural light, thanks to patio doors that lead out to a private balcony overlooking the eco roof—an ideal spot to enjoy your morning coffee or unwind in the evening.

The apartment features two well-proportioned double bedrooms, with the master benefiting from its own en-suite shower room for added privacy and convenience.

Located within walking distance of Aylesbury town centre, residents enjoy easy access to a wide array of shops, restaurants, and leisure facilities and train station.

Kitchen/Lounge

12' 9" x 21' 2" (3.89m x 6.45m)

Patio doors to balcony, radiator, laminate underfoot, wall and base units, integrated dishwasher, , fridge/freezer, electric oven and gas hob, sink/drainer

Bedroom One

15' x 9' 5" (4.57m x 2.87m)

Window to front, carpet underfoot, radiator

En-Suite

WC, WHB. tiling underfoot, towel radiator, shower cubicle

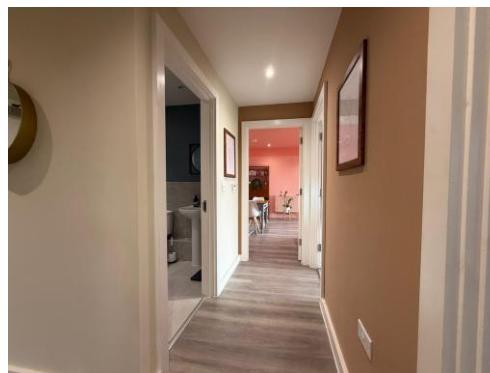
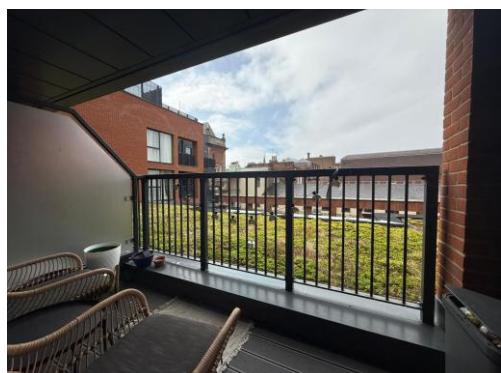
Bedroom Two

14' 11" x 9' 2" (4.55m x 2.79m)

Window to front, carpet underfoot, radiator

Bathroom

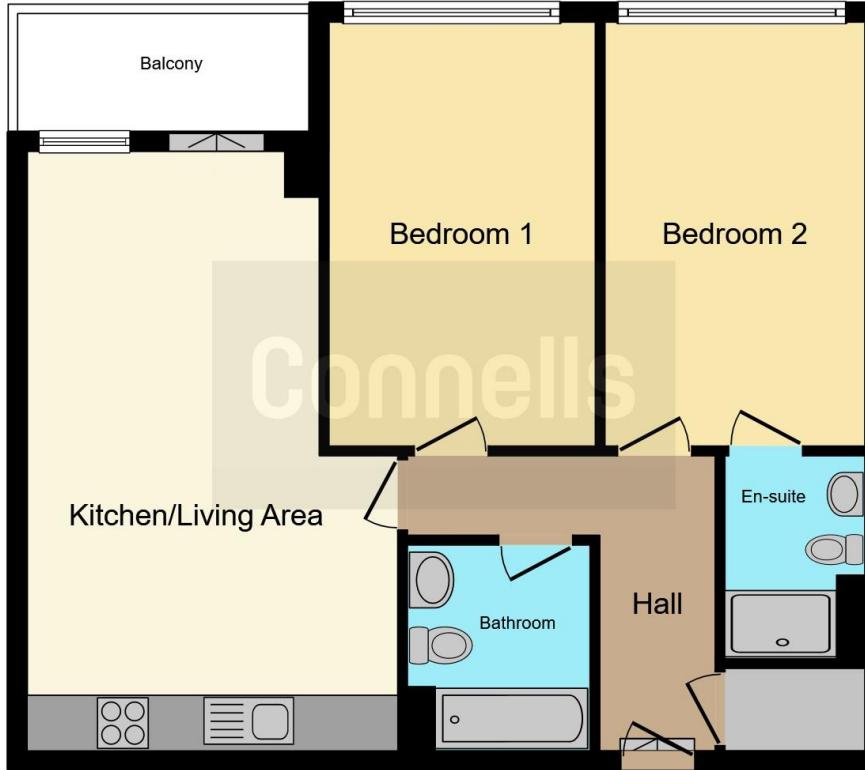
WC, WHB, tiling underfoot, towel radiator, bath/mixer with shower











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

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

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B
Council Tax
Band: C

Service Charge:
3470.70

Ground Rent:
231.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/ALS312439\]\(http://viewthispropertyonline.connells.co.uk/Property/ALS312439\)](http://viewthispropertyonline.connells.co.uk/Property/ALS312439)

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312439 - 0007