



Connells

Quercetum Close  
Aylesbury





## Property Description

Perfectly positioned within walking distance of Aylesbury's vibrant town centre, this beautifully presented two-bedroom ground floor apartment offers generous living space, modern finishes, and everyday convenience.

Step inside to a welcoming entrance hall with a handy storage cupboard, leading to two well-proportioned bedrooms. The master bedroom enjoys the added luxury of an en-suite bathroom, while the second bedroom is served by a family bathroom complete with bath and shower.

The heart of the home is the expansive open-plan lounge/diner, bathed in natural light from large windows that create a bright and airy atmosphere. The adjoining kitchen is thoughtfully designed with light-toned wall and base units, integrated appliances including hob, oven, and dishwasher, plus space for a fridge freezer.

Additional benefits include allocated parking and a prime location close to shops, restaurants, and excellent transport links.

Whether you're a first-time buyer, downsizer, or investor, this apartment ticks all the boxes for comfortable, contemporary living in a sought-after location.

## Entrance Hall

Door to front  
Double storage cupboard with WC  
Carpet underfoot

## Lounge/Diner

7' 3" max x 21' 7" max ( 2.21m max x 6.58m max )  
Window to side and rear  
Radiator  
Carpet underfoot

## Kitchen

8' 11" max x 6' 10" max ( 2.72m max x 2.08m max )  
Wall and base units  
New electric hob and oven  
Integrated dishwasher  
Sink/drainage  
Space for fridge/freezer

## Bedroom One

9' max x 10' 6" max ( 2.74m max x 3.20m max )  
Window to rear  
Carpet underfoot  
Radiator

## En-Suite

WC,

Wash hand basin  
Walk in shower  
Heated towel rail  
Carpet underfoot

## Bedroom Two

10' max x 7' 7" max ( 3.05m max x 2.31m max )  
Window to rear  
Carpet underfoot  
Radiator

## Bathroom

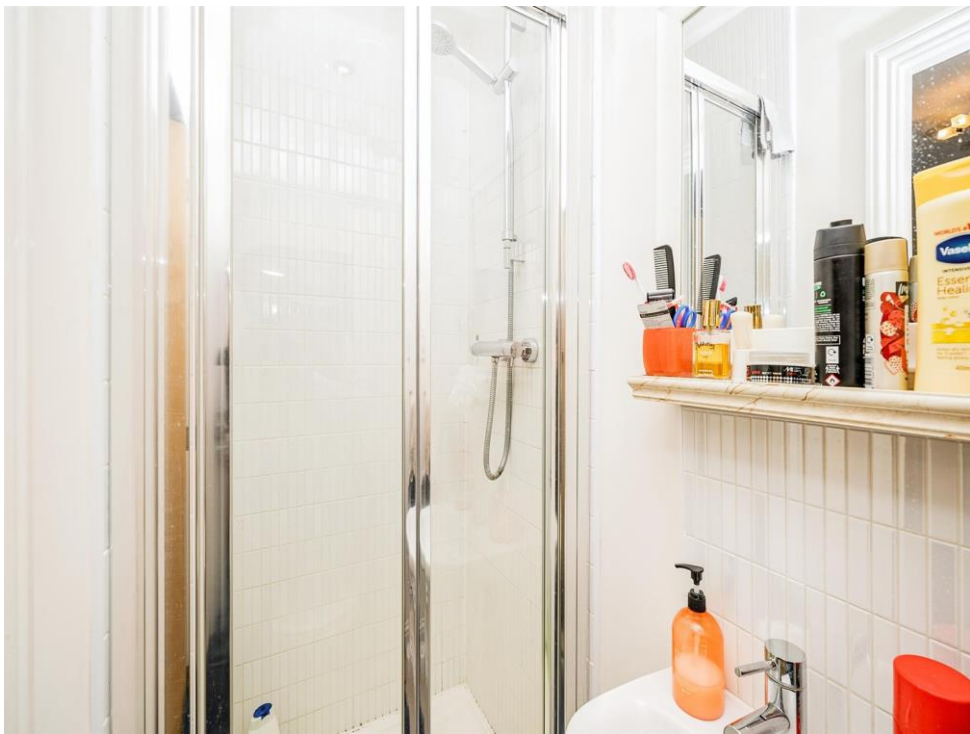
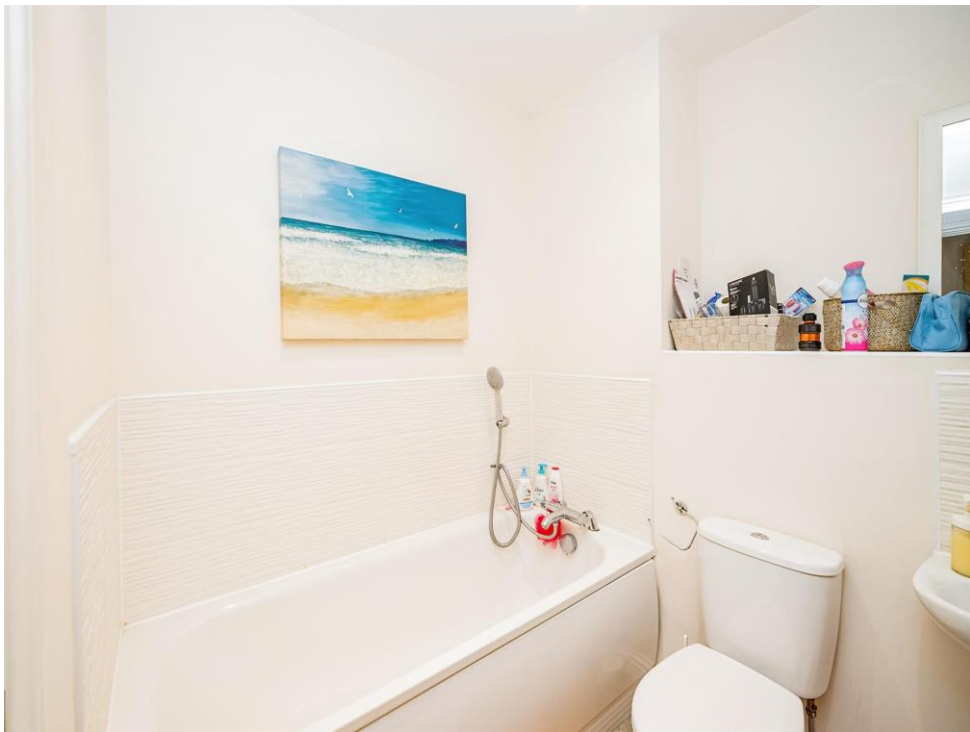
WC  
Wash hand basin  
Heated towel rail  
Bath with shower  
Extractor fan

## Parking

Allocated parking

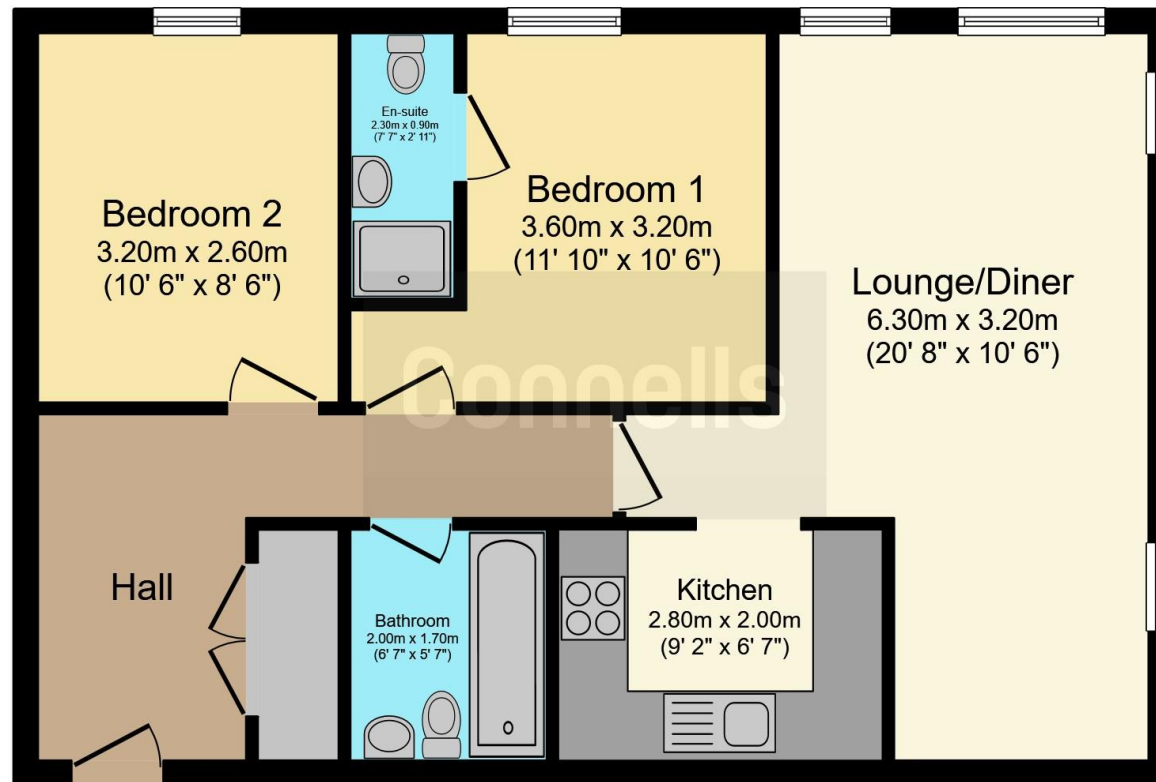












Total floor area 60.5 sq.m. (651 sq.ft.) approx

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: C

Council Tax  
Band: C

Service Charge:  
1650.00

Ground Rent:  
325.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312540](https://www.connells.co.uk/Property/ALS312540)**

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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