





Property Description

Spacious One-Bedroom Apartment with Dual Balconies & Parking!

Welcome to this generously sized one-bedroom apartment offering a perfect blend of comfort, light, and functionality. Situated in a well-maintained development, this home is ideal for first-time buyers, downsizers, or investors seeking a bright and versatile living space.

Step into a welcoming entrance hall leading to a spacious double bedroom, complete with a built-in wardrobe for convenient storage. The open-plan lounge/diner is a standout feature—bright, airy, and perfect for both relaxing and entertaining. A patio door opens onto a private balcony, ideal for morning coffee or evening unwinding.

The well-appointed kitchen includes a range of wall and base units, an electric oven with gas hob, and space for a fridge/freezer and washing machine. A second balcony adds a unique touch, bringing in natural light and fresh air. A modern, family-sized bathroom features a bath with mixer shower, offering both style and practicality.

Parking is conveniently located in front of the garage, ensuring easy access and peace of mind.

The property is conveniently located with

access to several transport links, local shops and amenities. There are a variety of well regarded schools within catchments including St Louis Catholic Primary school. The vibrant Aylesbury Town Centre is within walking distance providing numerous shops, amenities, entertainment and recreational facilities.

Entrance Hall

Door to front
Wood effect flooring
Radiator

Lounge/Diner

16' 4" max x 11' 4" max (4.98m max x 3.45m max)
Dual aspect window to side and rear
Patio doors leading to west facing balcony
Wood effect flooring
Two radiators

Kitchen

6' 7" max x 11' 5" max (2.01m max x 3.48m max)
Window to side
Door to side leading to second balcony
Tiling underfoot
Radiator
Wall and base units
Gas hob and electric oven
Sink/drainage
Space for washing machine and fridge freezer

Bedroom One

12' 3" max x 10' 7" max (3.73m max x 3.23m max)

Window to side

Wood effect flooring

Radiator

Fitted wardrobes

Bathroom

Window to front

Bath/mixer with shower

Part tiled

Heated towel radiator

WC

Wash hand basin

Wood effect flooring

Parking

Parking infront of the garage

Garage

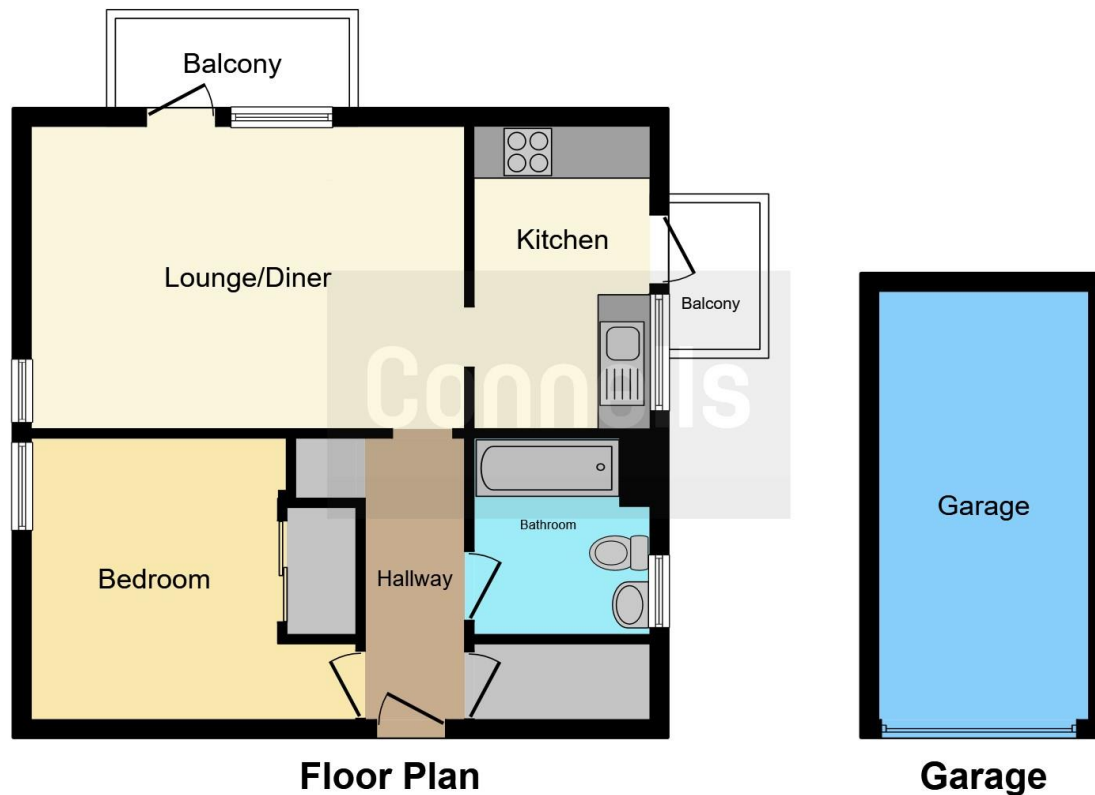
16' 2" max x 7' 11" max (4.93m max x 2.41m max)

Up and over door









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
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EPC Rating: C

Council Tax
 Band: A

Service Charge:
 2970.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312520

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1981. 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.

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