



Connells

Hastoe Park
Aylesbury



Property Description

Bright One-Bedroom Apartment with Two Balconies & Parking!

This spacious one-bedroom apartment offers a wonderful combination of light, comfort, and practicality, making it an ideal choice for first-time buyers, downsizers, or investors. Set within a well-maintained development, the property provides versatile living in a convenient location.

The welcoming entrance hall leads to a generously sized double bedroom, complete with a built-in wardrobe for easy storage. The open-plan lounge/diner is a real highlight—filled with natural light and perfect for relaxing or entertaining. From here, a patio door opens onto a private balcony, creating an inviting spot for morning coffee or evening downtime.

The kitchen is well-equipped with 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 extra charm, bringing in even more light and fresh air. The modern bathroom features a full-sized bath with mixer shower, combining style and functionality.

Outside, parking is conveniently located in front of the garage, offering peace of mind and easy access.

The property enjoys excellent transport links and is close to local shops and amenities. Families will appreciate the catchment for well-regarded schools, including St Louis Catholic Primary School. Aylesbury Town

Centre is within walking distance, providing a wide choice of shopping, dining, and leisure 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)
Widow to side
Door to side leading to second balcony
Tiling underfoot
Radiator

Wall and base units
Gas hob and electric oven
Sink/drainer
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 in front of the garage

Garage

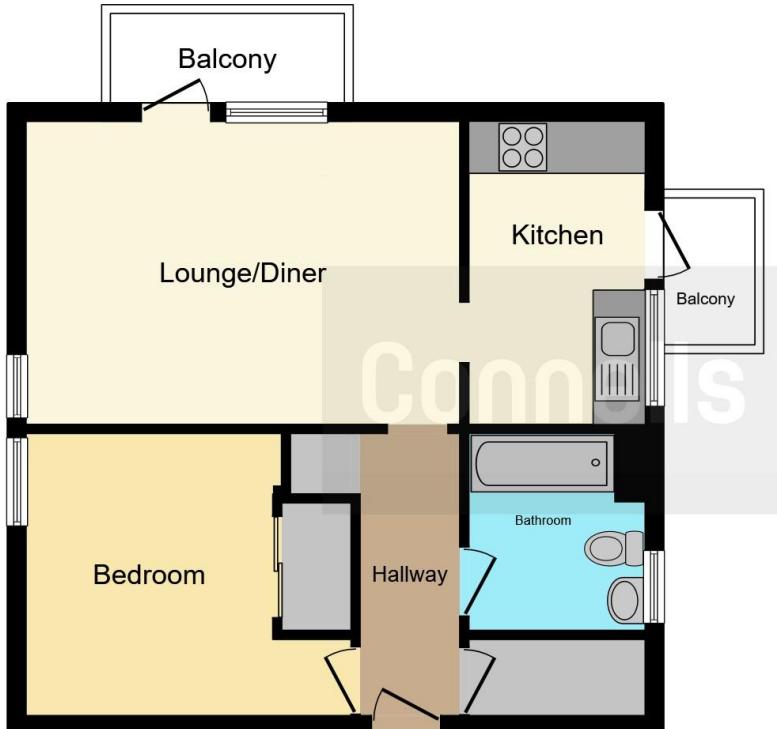
16' 2" max x 7' 11" max (4.93m max x 2.41m max)

Up and over door

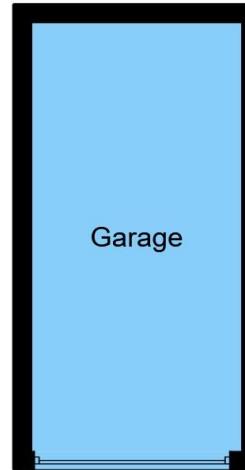








Floor Plan



Garage

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](http://www.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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