



**Connells**

Pursell Road  
Weston Turville Aylesbury



# Purssell Road Weston Turville Aylesbury HP22 3AS

for sale offers in the region of  
**£230,000**



## Property Description

Nestled on the second floor of a well-kept building, this stylish apartment delivers sleek, contemporary living in one of the area's most sought-after developments. With two spacious double bedrooms and a smart, functional layout, it's the perfect fit for professionals, couples, or young families looking for comfort and convenience.

Step into a generous entrance hall with a handy double storage cupboard and a neatly concealed washing machine-ideal for keeping everyday clutter out of sight. The hallway opens into a sunlit, open-plan kitchen, lounge, and dining area, where three large windows bathe the space in natural light. Karndeian flooring in the kitchen meets soft lounge carpeting to create a welcoming, stylish vibe. The kitchen boasts a sleek, high-spec finish with integrated appliances and plenty of room for a dining table-perfect for hosting friends or enjoying quiet dinners at home.

The master bedroom features its own en-suite with a chic shower cubicle, while the second double bedroom is served by a modern family bathroom complete with a bath and mixer tap.

Residents benefit from beautifully landscaped communal gardens-ideal for relaxing or catching up with neighbours. The property includes one allocated parking space, additional visitor bays, and two secure bike sheds for added convenience.

## Entrance Hall

Door to side  
Karndeian flooring  
Double storage cupboard with washing machine

## Kitchen/Dining/Lounge

20' 6" max x 11' 7" max ( 6.25m max x 3.53m max )  
Two windows to side, one to rear  
Carpet in lounge area  
Karndeian flooring in kitchen area  
Integrated appliances  
Electric oven and gas hob

## Bedroom One

12' 1" max x 11' 7" max ( 3.68m max x 3.53m max )  
Window to side  
Carpet underfoot  
Radiator

## En-Suite

WC  
Wash hand basin  
Part tiling  
Shower cubicle  
Towel radiator  
Shaving point  
Tiling underfoot

## Bedroom Two

9' 7" max x 8' 5" max ( 2.92m max x 2.57m max )

Window to front

Carpet underfoot

Radiator

## Bathroom

WC

Wash hand basin

Bath/mixer

Part tiling

Tiling underfoot

## Rear Garden

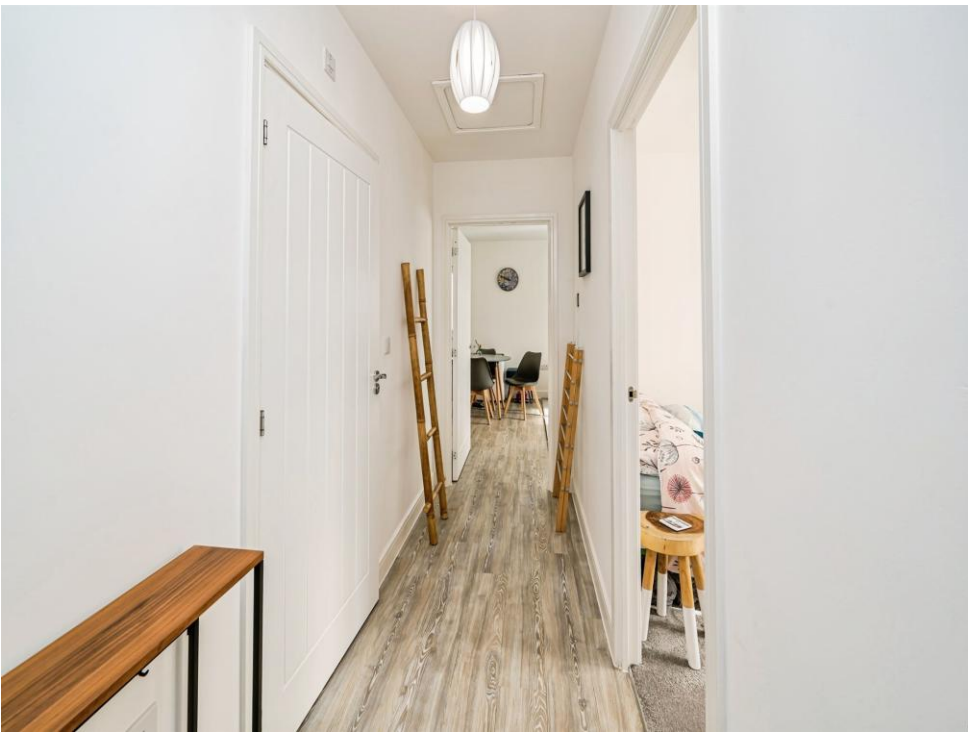
Communal gardens

## Parking

One allocated space (108)

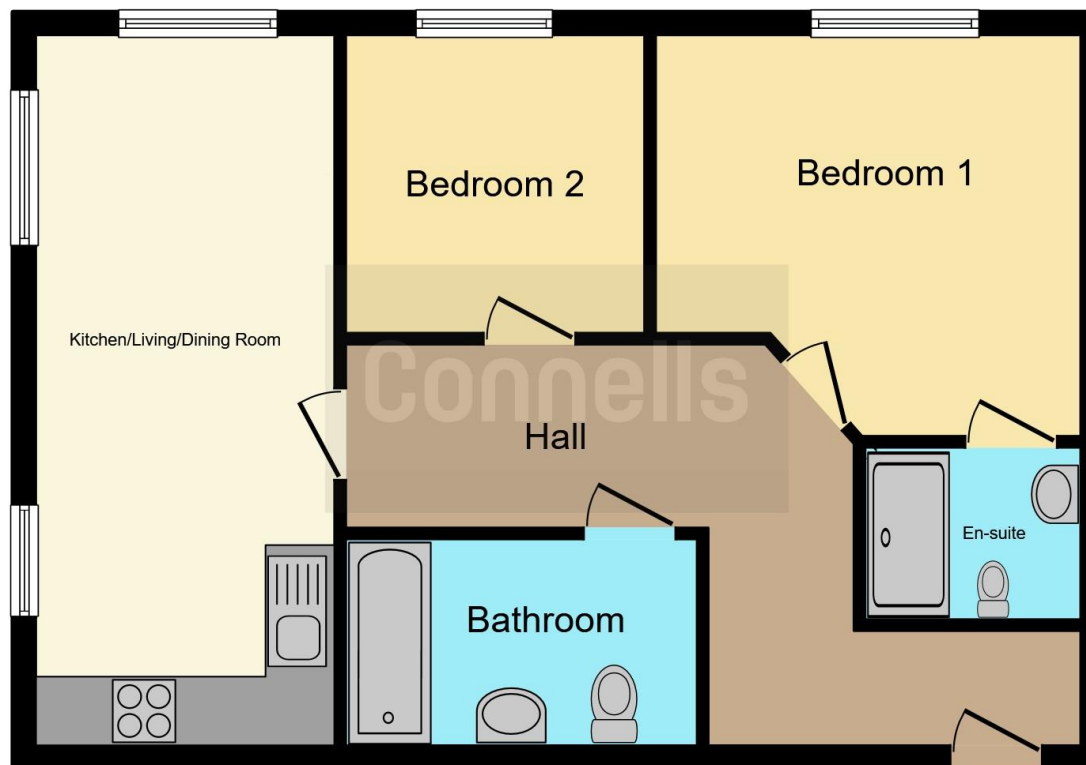












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 1080.00

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.



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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