



**Connells**

Viridian Square  
Aylesbury





## Property Description

Stylish Two-Bedroom Top-Floor Apartment in Prime Aylesbury Location

Perfectly positioned within walking distance of Aylesbury town centre, this modern top-floor apartment offers convenience, comfort, and excellent transport links — with direct trains to London Marylebone in under an hour.

Step inside to a welcoming entrance hall featuring two generous storage cupboards. The spacious master bedroom boasts a private en-suite shower room, while the second bedroom is served by a contemporary family bathroom complete with a bath, mixer tap, and overhead shower.

The heart of the home is the open-plan kitchen and lounge area. The kitchen is finished with wood-effect flooring and includes integrated appliances such as a fridge/freezer, dishwasher, electric hob and oven, plus space for a washing machine. The lounge area is carpeted and bathed in natural light, thanks to a charming Juliet balcony.

Additional benefits include one allocated parking space and easy access to local amenities, making this apartment ideal for professionals, commuters, or investors seeking a well-connected home in a thriving location.

### Entrance Hall

Door to front  
Carpet underfoot  
Radiator  
Two storage cupboards

### Kitchen/Lounge/Diner

22' 11" x 15' 5" ( 6.99m x 4.70m )  
Door to side (Juliet Balcony)  
Wood effect flooring in kitchen  
Carpet in lounge  
Wall and base units  
Integrated fridge/freezer, dishwasher, electric hob and oven  
Space for washing machine

### Bedroom One

12' 7" x 13' 2" ( 3.84m x 4.01m )  
Window to side  
Carpet underfoot  
Radiator

### En-Suite To Bedroom One

WC  
Wash hand basin  
Shower cubicle  
Towel radiator  
Vinyl underfoot  
Part tiling

## Bedroom Two

10' 3" x 6' 9" ( 3.12m x 2.06m )

Window to side

Carpet underfoot

Radiator

## Bathroom

WC

Wash hand basin

Bath/mixer with shower

Vinyl underfoot

Part tiling

Towel radiator

## Parking

One allocated space (BAY NUMBER 153)















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)

To view this property please contact Connells on

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

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1200.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312586](http://connells.co.uk/Property/ALS312586)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Oct 2006. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS312586 - 0004