



Connells

Viridian Square
Aylesbury



Property Description

Stylish Two-Bedroom Ground Floor Apartment in Aylesbury Town Centre – With Secure Parking. Perfectly positioned in the heart of Aylesbury Town Centre, this beautifully presented ground floor apartment offers the ideal blend of modern comfort and convenience. With everything you need right on your doorstep – from shops and restaurants to excellent transport links – this property is perfect for professionals, downsizers, or investors looking for a prime location.

Step inside and you're greeted by a welcoming entrance hall complete with intercom system and soft carpet underfoot. The spacious lounge/dining area is bathed in natural light thanks to its side and front aspect windows, creating a bright and inviting space to relax or entertain.

Four seater round dining table happy to be left for new buyer if required. The contemporary kitchen is a real highlight, featuring integrated appliances including a washing machine and fridge/freezer, complemented by a recently installed oven and induction hob – perfect for those who love to cook.

Both bedrooms are generously sized, with the master boasting its own en-suite shower room for added privacy and convenience. The second bedroom is served by a stylish family bathroom with a bath and shower, complete with a newly fitted shower screen. The bedroom furniture is also being offered, including both beds and sets of wardrobes.

Outside, the property benefits from one allocated parking space within a secure gated car park.

Entrance Hall

Electric radiator
Intercom
Carpet underfoot

Cupboard

Fuse board
Boiler

Lounge

17' 5" x 11' 6" (5.31m x 3.51m)
Window to side
Window to front
Carpet underfoot
Two radiators
4 seat round table - happy to be left in the property

Kitchen

7' 3" x 6' 7" (2.21m x 2.01m)
Oven - a year old
New induction hob
Integrated fridge/freezer
Sink/drainer
Washing machine
Wood effect flooring underfoot

Bedroom One

17' 1" x 8' 2" (5.21m x 2.49m)

Window to side

Carpet underfoot

Radiator

Kingsize bed - can be left if required

Wardrobe - can be left if required

En-Suite

Tiling underfoot

Shower

Extractor fan

WC

Wash hand basin

Radiator

Bedroom Two

13' 9" x 5' 11" (4.19m x 1.80m)

Window to side

Radiator

Carpet underfoot

Double bed - can be left if required

Wardrobe - can be left if required

Bathroom

Tiling underfoot

Bath/shower - recently replaced shower screen

Tiling

Extractor fan

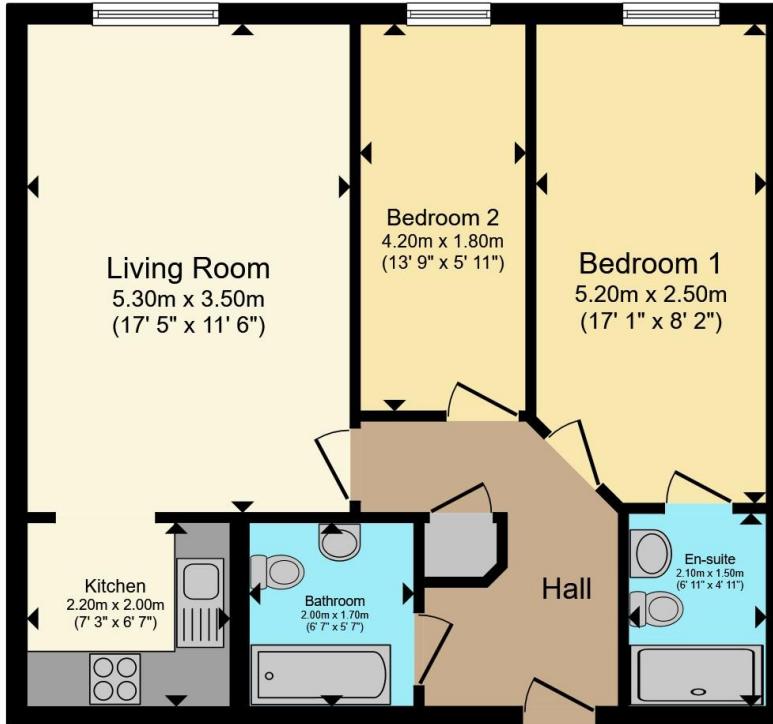
WC

Wash hand basin









Total floor area 59.2 m² (637 sq.ft.) approx

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.propertybox.io

Connells

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: D
Council Tax
Band: D

Service Charge:
1400.00

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312768

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312768 - 0002