



Connells

Ideal House Exchange Street
Aylesbury



Property Description

Located in the heart of Aylesbury's town centre, this well-proportioned two-bedroom second-floor apartment presents an excellent opportunity for investment buyers, offered to the market with no upper chain. Ideally situated within walking distance of Aylesbury Train Station, the property provides convenient access to direct routes into London Marylebone in approximately one hour, making it a highly attractive option for commuters.

The accommodation comprises an inviting entrance hall with two useful storage cupboards and carpet underfoot. The bright and spacious lounge benefits from two side-facing windows, an electric heater, and fitted carpeting. The separate kitchen offers a range of wall and base units, an integrated oven, sink/drainer, space for a washing machine, and tiled flooring.

Both bedrooms are generously sized, each featuring carpet underfoot and side-aspect windows. The bathroom is fitted with a WC, wash hand basin, and bath with overhead shower, providing a practical and functional space.

This centrally located apartment represents a fantastic purchase for those seeking a low-maintenance investment within close proximity to local amenities and transport links.

Agents Note

Service charge amount to be confirmed.

Entrance Hall

Two storage cupboards
Door to side
Carpet underfoot

Lounge

18' 1" x 13' 9" (5.51m x 4.19m)
Two windows to side
Electric heater
Carpet underfoot

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)
Wall and base units
Oven
Sink/drainer
Tiling underfoot
Space for washing machine
Window to side

Bedroom One

12' 5" x 11' 1" (3.78m x 3.38m)
Window to side
Carpet underfoot

Bedroom Two

14' x 9' 3" (4.27m x 2.82m)

Window to side
Carpet underfoot

Bathroom

Window to rear
WC
Wash hand basin
Bath/mixer with shower
Part tiling



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: E
Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
40.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312860

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1982. 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.

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