



**Connells**

Sloane House New Street  
Aylesbury



## Property Description

Welcome to Sloane House!

Sloane House is an exclusive development of 1 and 2 bedroom apartments with private terraces on the third floor and communal areas for all to enjoy.

With open plan living and dining areas, each apartment has been designed to be light, practical and above all, stylish. Everything is finished to the highest standard with your comfort in mind. With en-suite bathrooms to many apartments, they are ideal for busy couples who like to get on with life.

The historical town of Aylesbury has much to offer, whether you are looking for peace and quiet to relax and unwind or a mix of nightlife to enjoy life to the full.

## Discover Aylesbury:

Aylesbury is in the county of Buckinghamshire, situated mid-way between High Wycombe and Milton Keynes. Surrounded by beautiful countryside, this market town has much to offer. The town has kept its market history with 3 outdoor markets a week offering local produce, with many familiar High Street names and local boutiques close by.

With a wide variety of cafés, restaurants and bistros, there is something to suit everyone's tastes. In town, there are pubs, clubs, The Waterside Theatre and arts centre.

As well as being close to the Chilterns Area of Outstanding Natural Beauty, Aylesbury was awarded Garden Town Status in 2017. This ensures that there are many open spaces in and around the town for all to enjoy.

## Staying Connected:

Whether you're travelling for work or pleasure, getting around is reassuringly straight-forward. You are approx. 23 miles away from Oxford, 20 miles from Milton Keynes and 45 miles from London. Trains from Aylesbury station typically take 60 mins to London, 30 mins to High Wycombe and 24 mins to Amersham. Luton Airport is 27 miles away, Heathrow only

34 miles, and Stansted is 60 miles away.

## Local Area:

In close proximity to your new apartment are well known supermarket brands including Waitrose, Sainsbury's, Tesco, Marks and Spencers and Aldi, amongst others. For eating out, there is Nando's, Wagamama, Prezzo, The New Zealand and The King's Head to name but a few.

Aylesbury Waterside Theatre, The Odeon, The Queens Park Arts Centre, Vale Park and the Aqua Vale Swimming and Fitness Centre are just a few of the places you can occupy yourself when looking to relax in your down-time.

## Kitchen Specification:

- \*Contemporary kitchen units with upgrade options available
- \*Individually designed layouts
- \*Integrated branded fridge/freezer and dishwasher
- \*Touch hob control with curved glass extractor cover
- \*Stainless steel oven
- \*Integrated washer/dryer

## Interior Finishes:

- \*Contemporary internal doors with polished chrome door furniture
- \*Fitted carpets and Karndean 'wood floor' options available
- \*Built-in wardrobes to bedrooms where denoted on relevant floorplan

## Bathrooms:

- \*White semi-pedestal wall mounted basin with polished chrome style mixer tap

\*White bath with filler, stylish fixed wall mounted shower head and integrated polished chrome mounted triple mixer plate controls.

\*Glass bath screen to baths where overhead shower provided

\*Shower enclosure with stylish fixed wall mounted shower head, separate hand set and polished chrome wall mounted mixer plate controls.

\*Modern close-coupled white toilet

\*Polished chrome ladder style towel rail to all bathrooms and shower rooms

\*Fitted mirror

\*Ceramic flooring and wall tiling

### Residents Only Private Gym:

Sloane House brings a new meaning to what is included as standard. Our amenities are second-to-none and consider all aspects of a busy life with creature comforts and mod-cons included for your convenience. The residents-only gym is fitted with latest modern equipment and includes treadmill, cycles and free-weights. No need to book, just visit when your schedule allows.

### Electrical Fittings:

\*Television (Sky Q, terrestrial, DAB and FM radio) point to the primary reception room

\*Return feed TV points to master bedroom

\*Wiring to facilitate telephone line to primary reception room

\*Single grid switch to all kitchen appliances

\*Hyperoptic Fibre Broadband

### Car Parking Options:

Car park options available by agreement. Please speak to Connells Sales Agent.

### Safety And Security:

\*Private audio door-entry system to all apartments

\*Power and telephone points to all apartments for wireless intruder alarm to be fitted at a later date by the purchaser

\*Multi-point locking, spy hole and security chain to apartment entrance doors.

\*Mains hardwired smoke detector, heat

detector and residential sprinkler system

### Peace Of Mind:

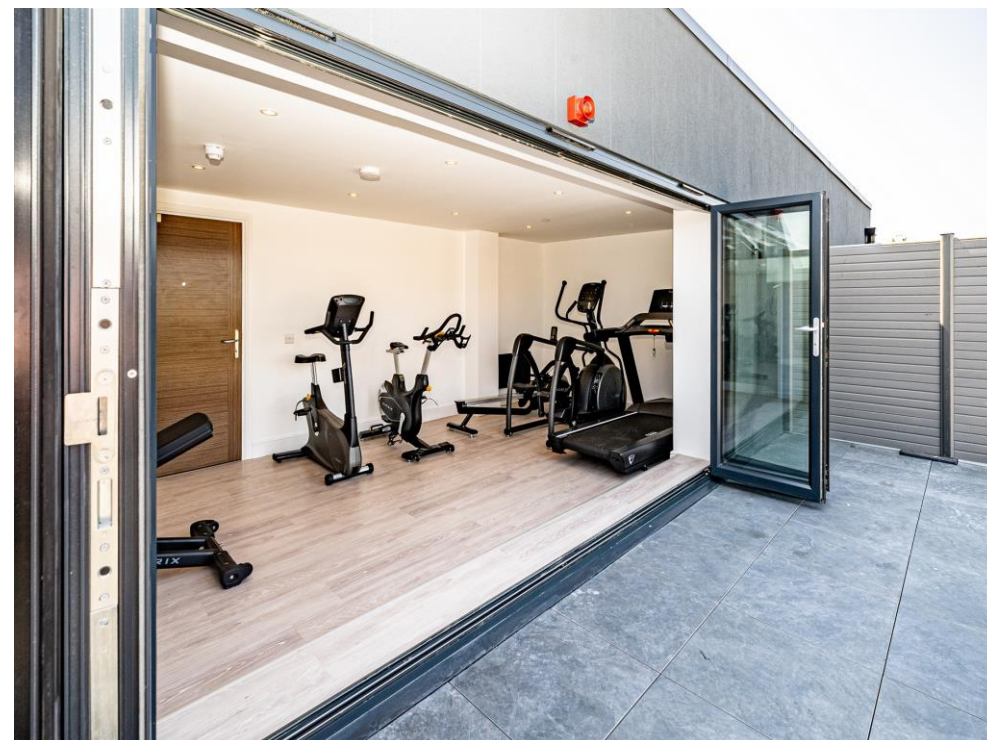
\*125 year lease and nil ground rent

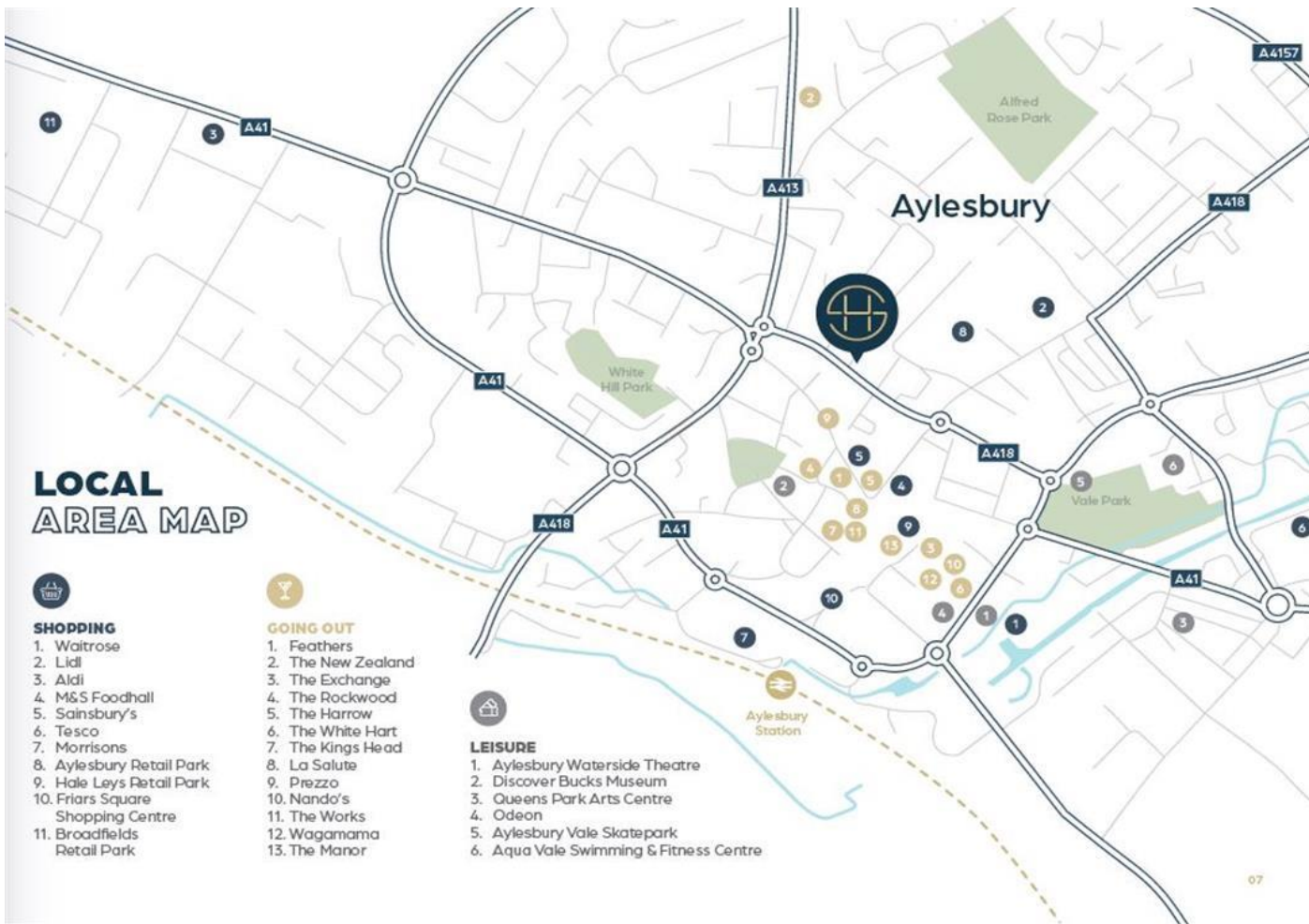
\*All apartments will benefit from a 10 year build warranty. (CML compliant).

\*Management company to be appointed

### Agents Note:

Photos may not be plot specific





**LOCAL AREA MAP**



**SHOPPING**

- 1. Waitrose
- 2. Lidl
- 3. Aldi
- 4. M&S Foodhall
- 5. Sainsbury's
- 6. Tesco
- 7. Morrisons
- 8. Aylesbury Retail Park
- 9. Hale Leys Retail Park
- 10. Friars Square Shopping Centre
- 11. Broadfields Retail Park



**GOING OUT**

- 1. Feathers
- 2. The New Zealand
- 3. The Exchange
- 4. The Rockwood
- 5. The Harrow
- 6. The White Hart
- 7. The Kings Head
- 8. La Salute
- 9. Prezzo
- 10. Nando's
- 11. The Works
- 12. Wagamama
- 13. The Manor



**LEISURE**

- 1. Aylesbury Waterside Theatre
- 2. Discover Bucks Museum
- 3. Queens Park Arts Centre
- 4. Odeon
- 5. Aylesbury Vale Skatepark
- 6. Aqua Vale Swimming & Fitness Centre



To view this property please contact Connells on

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/LEY303926](https://www.connells.co.uk/Property/LEY303926)**

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.

Tenure: Leasehold



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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