



**Connells**

The Peninsula Buckingham Street  
Aylesbury

# The Peninsula Buckingham Street Aylesbury HP20 2LL

for sale offers in excess of  
**£130,000**



## Property Description

Connells are pleased to bring to market this stylish and well-presented one-bedroom apartment, ideally located in the heart of Aylesbury's town centre. Offering a fantastic blend of comfort and convenience, the property is just moments from a wide range of shops, restaurants, and excellent transport connections—perfect for modern living.

Accessed via a secure communal entrance, the building benefits from lift service to the upper floors, providing easy access to the apartment. Inside, the property boasts a bright and contemporary feel throughout. The modern fitted kitchen comes complete with an integrated electric hob, oven, and fridge/freezer, all complemented by generous natural light from large double-glazed windows.

The spacious double bedroom offers a comfortable retreat, while the sleek, fully tiled bathroom is fitted with a WC, wash basin, and a bath with overhead shower, creating a practical and stylish space.

Positioned in a central location, residents can enjoy all that Aylesbury has to offer, including shopping and leisure facilities, cafes, and nightlife. Commuters are well catered for, with Aylesbury railway station providing direct services to London Marylebone in under an hour, while the nearby A41 offers convenient links to the M40 and M25.

## Entrance Hall

Door to front, Laminate flooring underfoot, Airing cupboard

## Kitchen/Lounge

12' 5" max x 20' 9" max ( 3.78m max x 6.32m max )

Fitted kitchen comprising wall and base units, work surfaces, integrated appliances, tv and telephone points, laminate flooring, two double glazed windows to rear aspect.

## Bedroom

8' 5" x 12' ( 2.57m x 3.66m )

Radiator, tv point, carpet.

## Bathroom

Fitted suite comprising low level wc, wash hand basin, bath with shower over, heated towel rail, extractor fan, tiling to splashback areas.

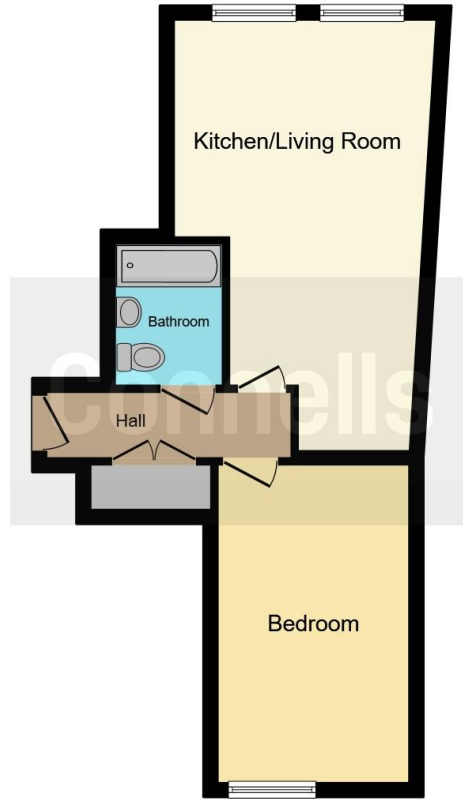
## Parking

The current vendor pays for private parking which is adjacent to the building at a cost of £500 per annum.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: B

Service Charge:  
1381.89

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312242](http://connells.co.uk/Property/ALS312242)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015. 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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Property Ref: ALS312242 - 0008