



Connells

Putman Street
Aylesbury



Property Description

A modern two-bedroom second-floor apartment within Holmans Place (constructed in 2018), featuring a contemporary kitchen with integrated appliances and the advantage of allocated parking. Positioned in Aylesbury town centre, the property offers exceptional convenience.

Upon entry, a spacious hallway provides access to all accommodation. The principal bedroom is set to the front and offers a bright, well-proportioned space, enhanced by a large window and plush carpeting. The second bedroom, located to the rear, enjoys a pleasant outlook and offers excellent versatility, making it ideal as a guest room, nursery, or home office.

The accommodation is further complemented by a sleek, modern bathroom fitted with a contemporary suite, including a bath with mixer tap and overhead shower, all finished to a high standard.

At the heart of the home is the impressive open-plan lounge/dining area, filled with natural light from a generous front-facing window, creating an inviting space for both relaxation and entertaining. The adjoining kitchen has been thoughtfully designed with a range of integrated appliances, including a washing machine and dishwasher, delivering a clean and modern finish. Underfloor heating throughout the hallway, living area, and kitchen provides an added level of comfort.

Entrance Hall

Carpet underfoot
Underfloor heating

Lounge

14' 7" x 13' (4.45m x 3.96m)
Front aspect window
Laminate underfoot
Radiator
Underfloor heating

Kitchen

8' 7" x 7' 10" (2.62m x 2.39m)
Window to rear
Laminate underfoot
Wall and base units
Electric hob and oven
Integrated dishwasher and washing machine
Underfloor heating

Bedroom One

12' x 9' 2" (3.66m x 2.79m)
Window to front
Carpet underfoot
Radiator

Bedroom Two

8' 10" x 8' (2.69m x 2.44m)
Two windows to rear
Carpet underfoot

Radiator

Bathroom

WC

Wash hand basin

Bath/mixer with shower

Part tiling

Laminate underfoot

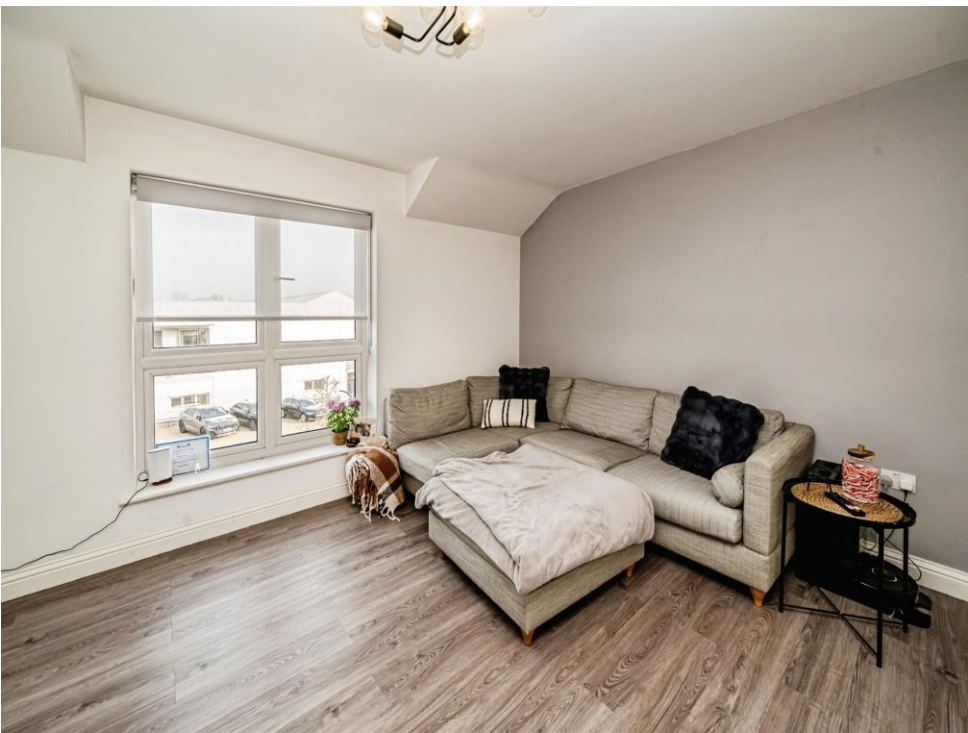
Parking

Allocated

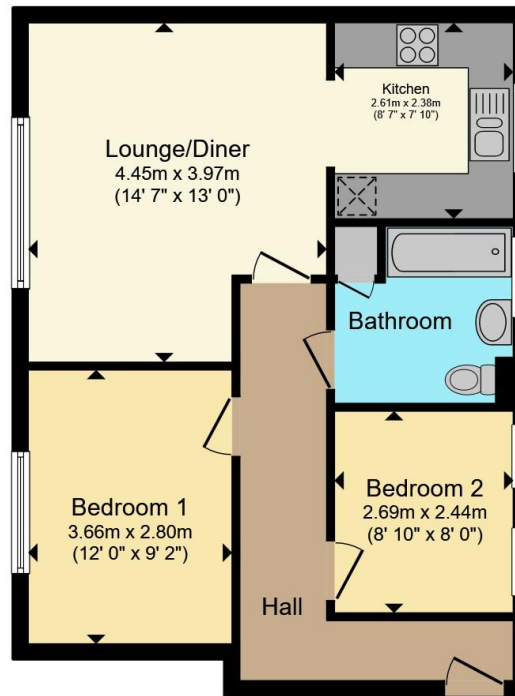
Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Floor Plan

Total floor area 55.1 m² (594 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

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1810.00

Ground Rent:
 320.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312866

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2016. 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.

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Property Ref: ALS312866 - 0007