



Connells

Sloane House Cambridge Place
Aylesbury



Property Description

Step into a beautifully presented open-plan kitchen, living and dining space, bathed in natural light from two front-facing windows that create a bright and inviting atmosphere. The contemporary kitchen is thoughtfully designed with a range of integrated appliances, including a fridge, dishwasher and oven, offering both style and practicality in equal measure.

A discreet storage cupboard houses the washing machine and boiler, ensuring the living area remains sleek and uncluttered. The generously sized double bedroom features plush carpeting, a rear-facing window and a built-in wardrobe, providing comfortable and convenient living.

The modern bathroom is finished to a high standard, showcasing stylish tiling, a shower cubicle, WC, wash hand basin and a heated towel rail for added luxury.

Ideally positioned in the heart of the town, this stylish apartment combines a spacious layout with a contemporary finish, making it an excellent opportunity for those seeking vibrant town-centre living.

Aylesbury's extensive amenities are just moments away, including an excellent selection of shops, restaurants and leisure facilities, along with mainline rail services to London Marylebone in approximately one hour.

Aylesbury's amenities are right on your doorstep, including a wide range of shops, restaurants, leisure facilities, and mainline rail

links to London Marylebone in approximately one hour.

Lounge/Kitchen/Diner

15' 3" x 15' 4" (4.65m x 4.67m)

Two windows to rear

Partial tiling

Electric hob and oven

Laminated flooring

Radiator

Wall and base units

Intergrated dish washer and fridge

Storage cupboard

3' 2" x 4' 4" (0.97m x 1.32m)

Boiler

Washing machine

Laminated flooring

Bedroom

13' 2" MAX x 8' 1" MAX (4.01m MAX x 2.46m MAX)

Window to rear

Carpet

Radiator

Built in wardrobe

Bathroom

Tiling underfoot

wc

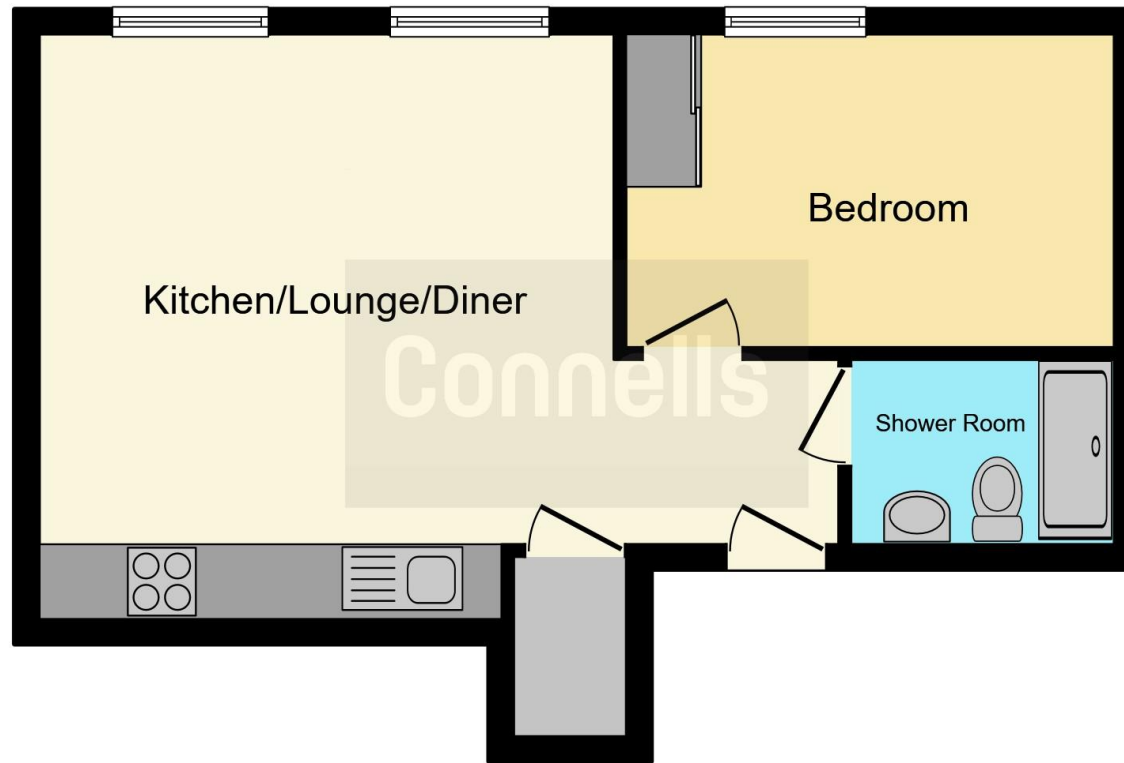
wash hand basin

Towel rail

radiator
shower cubicle
partial tiling







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.focalagent.com

To view this property please contact Connells on

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2 Temple Street
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EPC Rating: B

Council Tax
Band: C

Service Charge:
1500.00

Ground Rent:
Ask Agent

Tenure: Leasehold

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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.



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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