



Connells

Walton Street
Aylesbury



Property Description

Ideally situated in a highly desirable location, this beautifully presented one-bedroom apartment offers contemporary living just a short stroll from Aylesbury town centre, the mainline railway station and excellent transport links, making it perfectly suited to commuters, first-time buyers and investors alike.

Upon entering the property, you are greeted by a generous entrance hall with ample built-in storage, providing a practical and welcoming introduction to the home. The impressive open-plan living space is bright and inviting, enhanced by elegant Juliet doors that flood the room with natural light. Seamlessly integrated, the stylish modern kitchen is well-appointed with a range of fitted units and integrated appliances, including a fridge-freezer and slimline dishwasher, creating the ideal environment for both everyday living and entertaining.

The spacious double bedroom enjoys a pleasant rear aspect, featuring two large windows and luxurious plush carpeting for added comfort. Completing the accommodation is a contemporary family bathroom, fitted with a full-sized bath and overhead shower, finished to a high standard.

Residents benefit from lift access to all floors, secure gated parking with an allocated space, and exclusive use of a spectacular communal rooftop terrace boasting far-reaching panoramic views—an exceptional feature

perfect for relaxing, socialising or entertaining guests.

Entrance Hall

Wood flooring
Intercom
Storage cupboard with tank and water heater

Lounge

18' 6" x 9' 7" (5.64m x 2.92m)
Carpet underfoot
Juliet balcony
Window to rear

Kitchen

8' 10" x 6' 4" (2.69m x 1.93m)
Wall and base units
Wood flooring
Electric heaters
Integrated fridge/freezer and slim line dishwasher

Bedroom One

12' 1" x 8' 7" (3.68m x 2.62m)
Carpet underfoot
Two windows to rear

Bathroom

Bath/mixer with shower overhead
Tiling

Heated towel radiator

WC

Wash hand basin

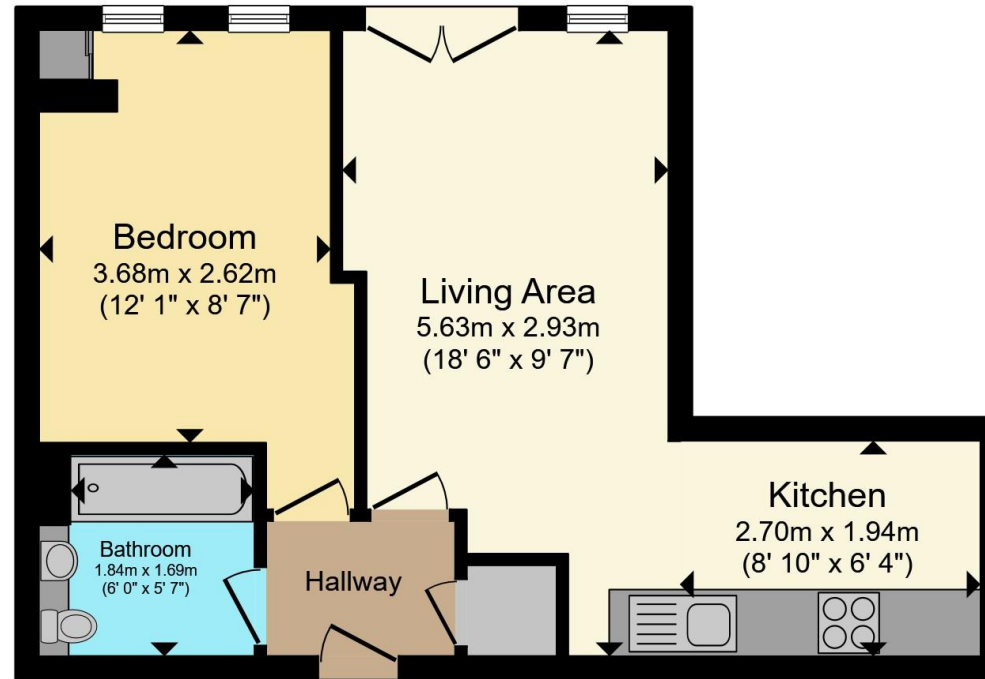
Parking

One allocated space









Floor Plan

Total floor area 37.2 m² (401 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



To view this property please contact Connells on

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2 Temple Street
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EPC Rating: C Council Tax
 Band: B

Service Charge:
 1100.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312852

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 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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