



Connells

The Exchange Exchange Street
Aylesbury



Property Description

This stylish second-floor apartment is set within a desirable modern development, offering contemporary living in a well-connected and convenient location. Finished to a high standard throughout, the property is ideal for professionals, couples, or small families alike.

The welcoming entrance hallway provides excellent built-in storage, including a concealed washer/dryer, helping to keep the space neat and clutter-free. The main bathroom is tastefully finished with sleek, modern fittings and features a full-sized bath with an overhead shower.

The heart of the home is the bright and spacious open-plan living and kitchen area, designed with both everyday living and entertaining in mind. The modern integrated kitchen is fully equipped with a dishwasher, fridge/freezer, electric oven, and gas hob. Natural light floods the living space, with patio doors opening onto a private balcony overlooking the eco roof—perfect for relaxing or enjoying a quiet moment outdoors.

Accommodation comprises two generous double bedrooms, with the master bedroom enjoying the added benefit of a stylish en-suite shower room.

Ideally located within walking distance of Aylesbury town centre and the train station, the apartment offers easy access to a wide range of shops, restaurants, leisure facilities, and commuter links.

Kitchen/Lounge

12' 9" x 21' 2" (3.89m x 6.45m)

Patio doors to balcony, radiator, laminate underfoot, wall and base units, integrated dishwasher, , fridge/freezer, electric oven and gas hob, sink/drainer

Bedroom One

15' x 9' 5" (4.57m x 2.87m)

Window to front, carpet underfoot, radiator

En-Suite

WC, WHB. tiling underfoot, towel radiator, shower cubicle

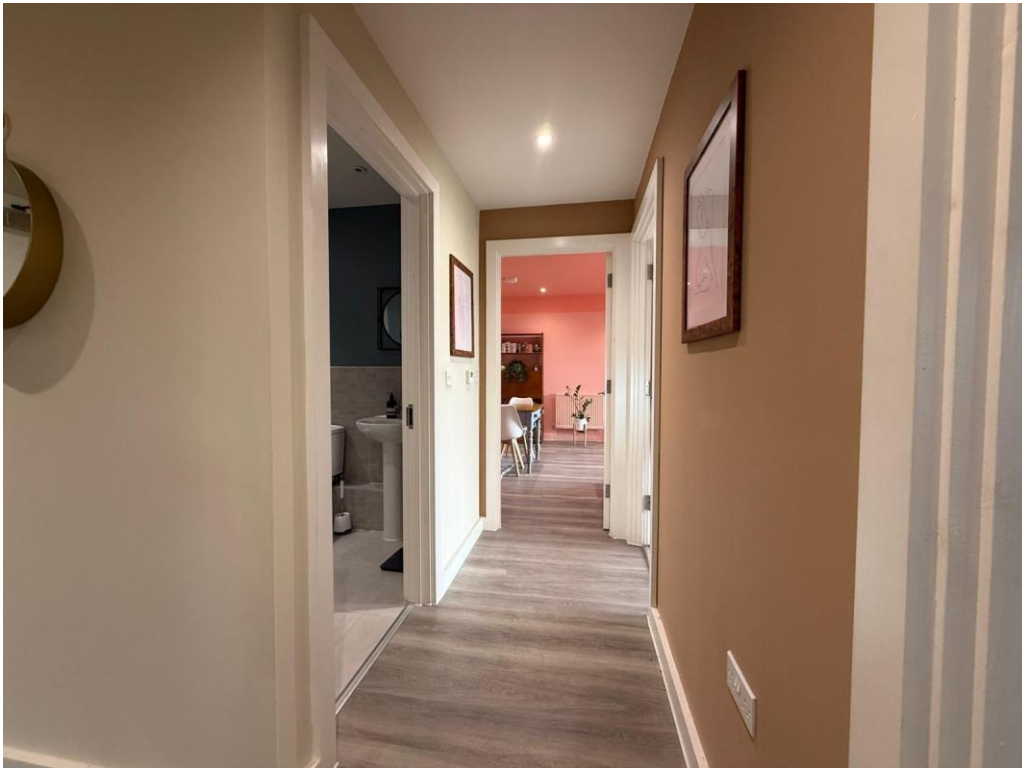
Bedroom Two

14' 11" x 9' 2" (4.55m x 2.79m)

Window to front, carpet underfoot, radiator

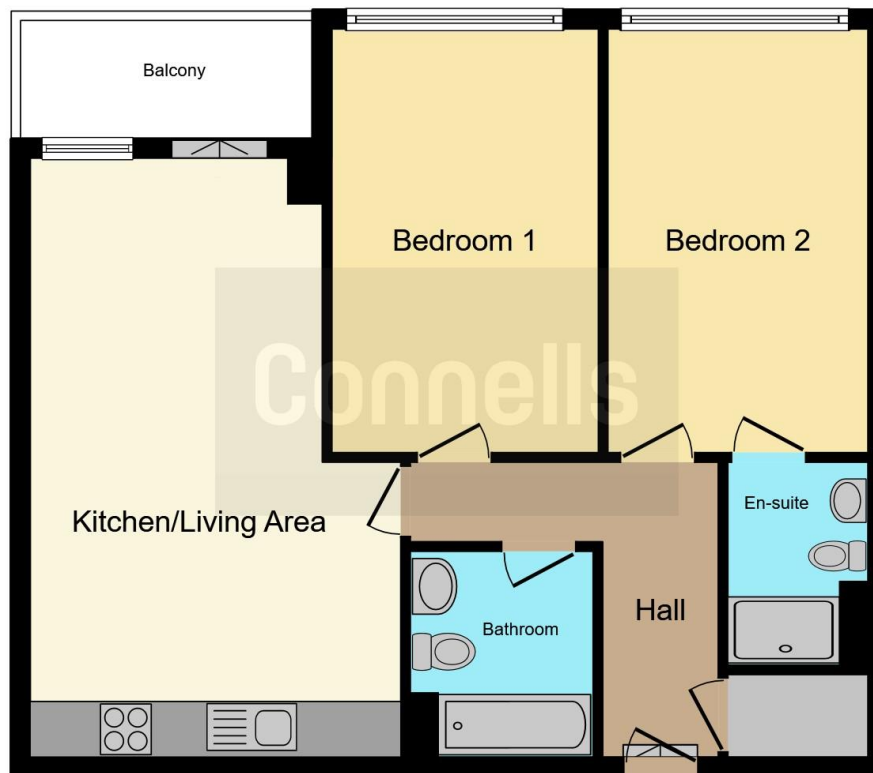
Bathroom

WC, WHB, tiling underfoot, towel radiator, bath/mixer with shower









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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: B Council Tax
 Band: C

Service Charge:
 3470.70

Ground Rent:
 231.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312439

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 May 2019. 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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