



Connells

Quercetum Close
Aylesbury



Property Description

This spacious first floor apartment offers well-proportioned accommodation throughout, along with the added benefit of allocated parking. Ideal for professionals, couples, or small families.

Upon entering, you are greeted by a welcoming entrance hall, complete with two generously sized storage cupboards—perfect for everyday essentials. The living room is a particularly appealing space, enhanced by an abundance of natural light flowing through Juliet balcony doors, creating an ideal setting for both relaxing and entertaining.

The adjoining kitchen is fitted with a range of wall and base units, along with an electric hob and oven, sink with drainer, and space for a fridge/freezer, catering perfectly for modern living.

Both bedrooms are well-proportioned doubles, each offering a comfortable and inviting feel with soft carpeting underfoot. The principal bedroom benefits from built-in wardrobes and access to a private ensuite shower room, while the contemporary family bathroom serves the rest of the property and is fitted with a bath and overhead shower.

Further advantages include an allocated parking space.

Ideally located, the apartment is within walking distance of Aylesbury town centre, which offers a wide selection of shops,

restaurants, and leisure facilities. Aylesbury mainline station provides direct services to London Marylebone in around an hour, making it an excellent choice for commuters.

Entrance Hall

Carpet underfoot
Storage cupboard
Door to front

Lounge/Diner

16' 5" x 13' 1" (5.00m x 3.99m)
Carpet underfoot
Juliet balcony to front
Two electric heaters
Space for dining table

Kitchen

11' 2" x 7' 3" (3.40m x 2.21m)
Wall and base units
Integrated dishwasher
Plumbing for washing machine
Space for fridge freezer
Sink/drainer
Window to rear
Electric hob and oven

Bedroom One

12' 6" x 12' 6" (3.81m x 3.81m)
Carpet underfoot
Built in wardrobe
Access to ensuite

Electric heater
Window to front

En-Suite To Master

Lino flooring
WC
Wash hand basin
Shower cubicle
Towel radiator

Bedroom Two

12' 6" x 8' 6" (3.81m x 2.59m)
Window to front
Carpet underfoot
Electric heater

Bathroom

Lino flooring
Bath tub with shower head
WC
Wash hand basin
Window to rear
Part tiling

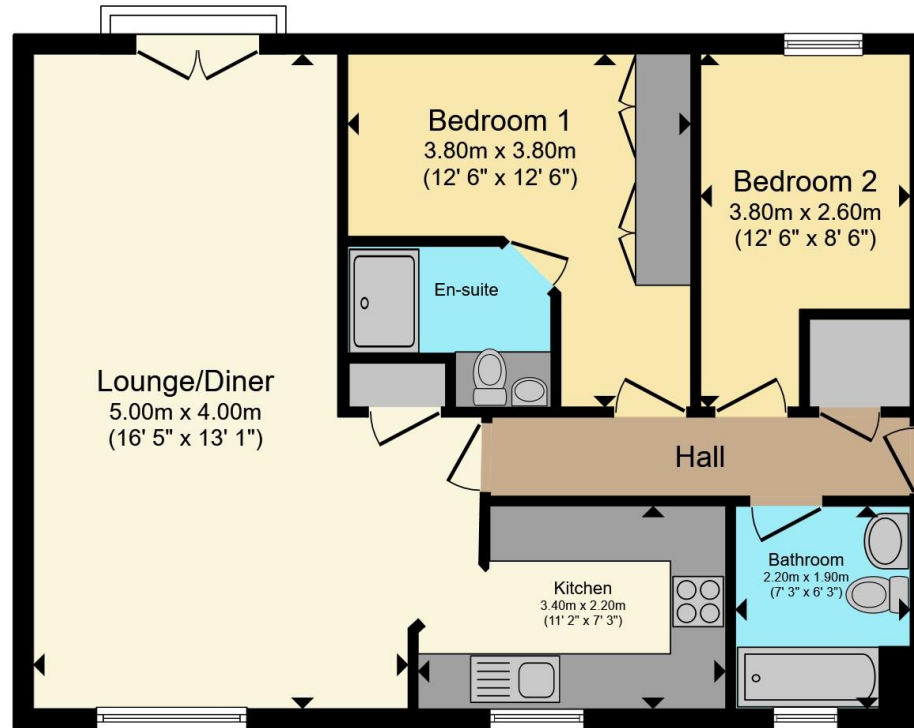
Parking

Allocated parking









Total floor area 67.6 m² (727 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: C

Service Charge:
 2124.30

Ground Rent:
 349.00

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.



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