



**Connells**

Viridian Square  
Aylesbury



## Property Description

Stylish TWO Bedroom Apartment in Prime Town Centre Location.

Perfectly positioned in the heart of town, this beautifully presented two-bedroom apartment offers modern living with convenience at its core. From the moment you step into the spacious entrance hall—complete with a handy storage cupboard—you'll appreciate the thoughtful layout and contemporary finish throughout.

The generous open-plan lounge/diner is flooded with natural light thanks to elegant Juliet doors, creating a bright and welcoming space for relaxing or entertaining. Karndeal flooring flows seamlessly throughout the apartment, adding a touch of sophistication and durability.

The kitchen is designed to impress, featuring a sleek range of light-coloured wall and base units, integrated appliances including a fridge freezer, electric hob and oven, plus space for a washing machine.

Both bedrooms enjoy front-facing windows, offering pleasant views and plenty of daylight. They are served by a well-appointed family-sized bathroom, complete with a bath mixer and overhead shower.

Additional benefits include lift access, easy wheelchair access and ONE allocated parking space. Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41.

## Agents Note

£370.43 RENT PCM

MANAGEMENT CHARGE £147.75 PER MONTH

## Entrance Hall

Door to front  
Karndeal flooring  
Two storage cupboards

## Lounge

17' 1" max x 11' 5" max ( 5.21m max x 3.48m max )

Juliet doors to front  
Karndeal flooring underfoot  
Radiator

## Kitchen

11' 6" max x 5' 9" max ( 3.51m max x 1.75m max )

Wall and base units

Karndeen flooring underfoot  
Space for washing machine  
Integrated Fridge/freezer, electric hob and oven

### Bedroom One

15' 8" max x 8' 3" max ( 4.78m max x 2.51m max )

Window to front

Karndeen flooring underfoot

Radiator

### Bedroom Two

11' 8" max x 6' 9" max ( 3.56m max x 2.06m max )

Window to front

Karndeen flooring underfoot

Radiator

### Bathroom

WC

Wash hand basin

Bath/mixer with shower

Vinyl underfoot

Part tiling

Towel radiator

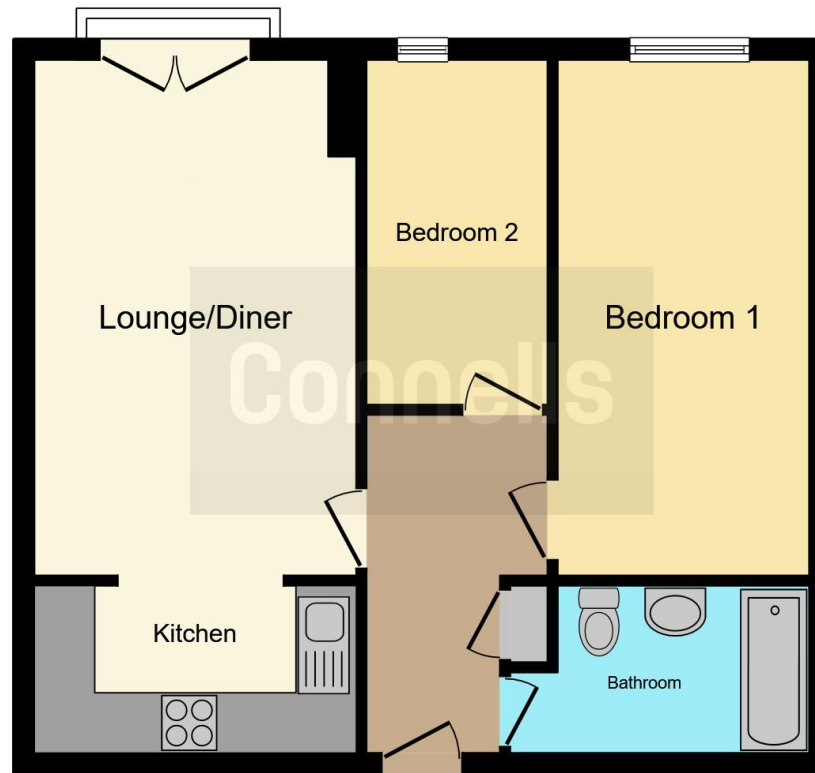
### Parking

Allocated (space 386)









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](http://www.focalagent.com)

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2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 1572.96

Ground Rent:  
 200.04

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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