



**Connells**

Putman Street  
Aylesbury



## Property Description

CONNELLS are happy to bring to the market this TWO bedroom first floor apartment located in the centre of Aylesbury, with an excellent range of shops and amenities near by and great transport links!

The property features a secure communal entrance with stairs leading to the first floor. Inside, you'll find a hallway with a storage/utility cupboard housing a washing machine. The spacious lounge/diner, opening to the contemporary kitchen, which is equipped with an electric hob and oven, fridge/freezer, and built-in dishwasher. There is one double bedroom as well as a second smaller double bedroom, perfect for use as a guest room or study. The modern bathroom includes a shower over the bath. Additional benefits include double glazing, electric heating, and one allocated parking space.

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Anklebone 1 hour). Aylesbury is particularly well served by three of the areas top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd. Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Sainsbury's superstore & the mainline line rail station

### Entrance Hall

Door to front, storage cupboard, carpet underfoot

### Lounge

14' 7" max x 13' 9" max ( 4.45m max x 4.19m max )

Window to front, carpet underfoot, radiator

### Kitchen

11' 1" max x 5' 9" max ( 3.38m max x 1.75m max )

Window to rear, vinyl underfoot, wall and base units, sink/drainer, space for free standing fridge/freezer

### Bedroom One

10' 4" max x 9' 8" max ( 3.15m max x 2.95m max )

Window to side, carpet underfoot, radiator

### Bedroom Two

10' max x 7' 2" max ( 3.05m max x 2.18m max )

Window to rear, carpet underfoot, radiator

### Bathroom

wc, wash hand basin, bath/mixer with shower, part tiled, towel radiator, extractor fan









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)

To view this property please contact Connells on

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2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: C

Council Tax  
Band: C

Service Charge:  
2100.00

Ground Rent:  
325.00

Tenure: Leasehold

**[view this property online connells.co.uk/Property/ALS312276](http://www.connells.co.uk/Property/ALS312276)**

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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