



Connells

Quercetum Close
Aylesbury



Property Description

Ideally located within easy reach of Aylesbury town centre, this spacious one-bedroom first floor apartment offers comfortable living with modern finishes throughout.

The property features a welcoming carpeted entrance hall with a convenient storage cupboard—perfect for coats and shoes. A generously sized double bedroom is complemented by an adjacent bathroom, complete with a bath and separate shower cubicle.

The bright lounge/diner benefits from French doors to the front, flooding the space with natural light. A contemporary fitted kitchen includes an integrated electric oven and hob, as well as a built-in dishwasher for added convenience.

Additional benefits include allocated parking in a carport directly beneath the apartment, providing secure and accessible parking.

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). 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, Tesco superstore and there is good access by road onto the A41 leading towards London/M25.

Entrance Hall

Carpeted flooring door to front, Storage cupboard

Lounge

14' 1" x 13' 1" (4.29m x 3.99m)
French doors to front, carpet flooring

Kitchen

10' 5" x 6' 3" (3.17m x 1.91m)
Window to rear. Vinyl flooring, wall and base units, integrated dishwasher and washing machine electric hob and oven

Bedroom

12' 3" x 10' 2" (3.73m x 3.10m)
window to front, carpet flooring

Bathroom

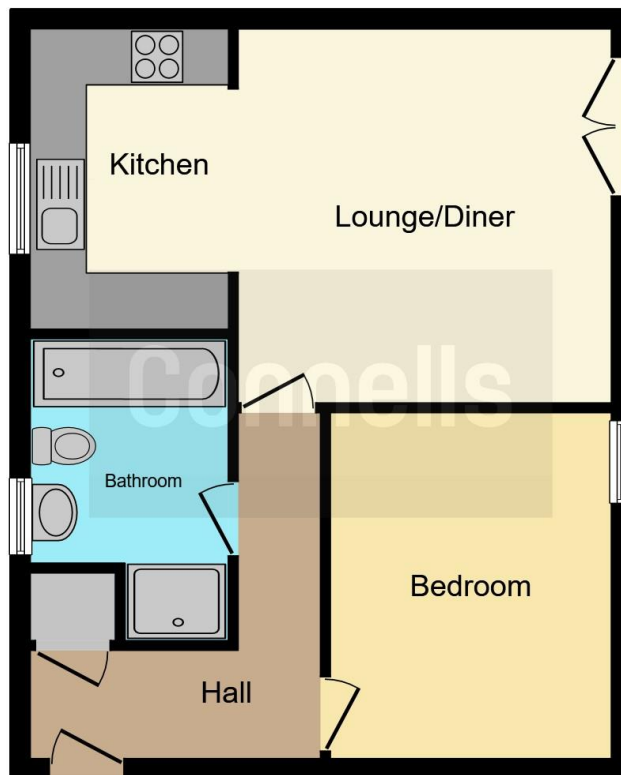
Window to rear, bath/mixer wc, wash hand basin, bath

Parking

Allocated underground (CARPORT)







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: C Council Tax
 Band: B

Service Charge:
 1661.00

Ground Rent:
 550.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312661

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 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.

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Property Ref: ALS312661 - 0002