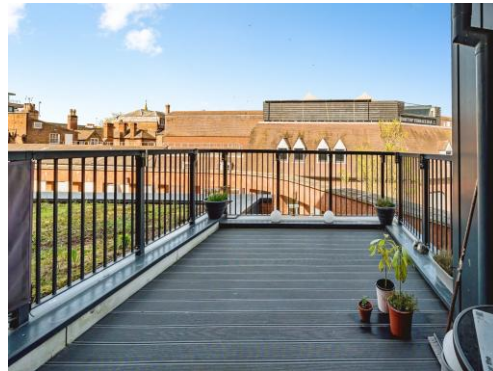




**Connells**

The Exchange Exchange Street  
Aylesbury



## Property Description

Offered to the market with no onwads chain, this well-presented second-floor one double bedroom apartment is ideally located within close proximity to Aylesbury Train Station, providing direct links to London in approximately one hour. An excellent opportunity for first-time buyers or investors alike.

The accommodation comprises a welcoming entrance hall, leading to a convenient utility area housing the boiler and offering space for a washing machine. The apartment benefits from a bright and airy open-plan layout, with an abundance of natural light flooding the kitchen/living area through large sliding doors that open onto a private balcony-perfect for relaxing or entertaining. The lounge area offers ample space for comfortable living room furniture as well as a small dining table, while the modern kitchen features a range of sleek wall and base units, complemented by integrated appliances including a fridge freezer, electric oven, and gas hob. The apartment further boasts a spacious double bedroom with a large rear-aspect window and built-in wardrobe, providing both comfort and storage. Completing the accommodation is a contemporary bathroom suite, fitted with a bath and mixer shower over, WC, and wash hand basin.

Early viewing is highly recommended to appreciate all this apartment has to offer.

### Entrance Hall

- Access to utility
- Thermostat
- Wooden floor

### Kitchen/Lounge/Diner

- 27' 1" x 9' 2" ( 8.26m x 2.79m )
- Wooden flooring
- Sliding door to private balcony
- Wall and base units
- Electric oven and gas hob
- Sink/drainer
- TV point
- Integrated fridge freezer
- Radiator

### Utility Room

- 4' 3" x 4' 1" ( 1.30m x 1.24m )
- Boiler
- Fuse box
- Wooden floor

### Bedroom One

- 15' 5" x 9' 2" ( 4.70m x 2.79m )
- Radiator
- Carpet underfoot
- Window to rear

### Bathroom

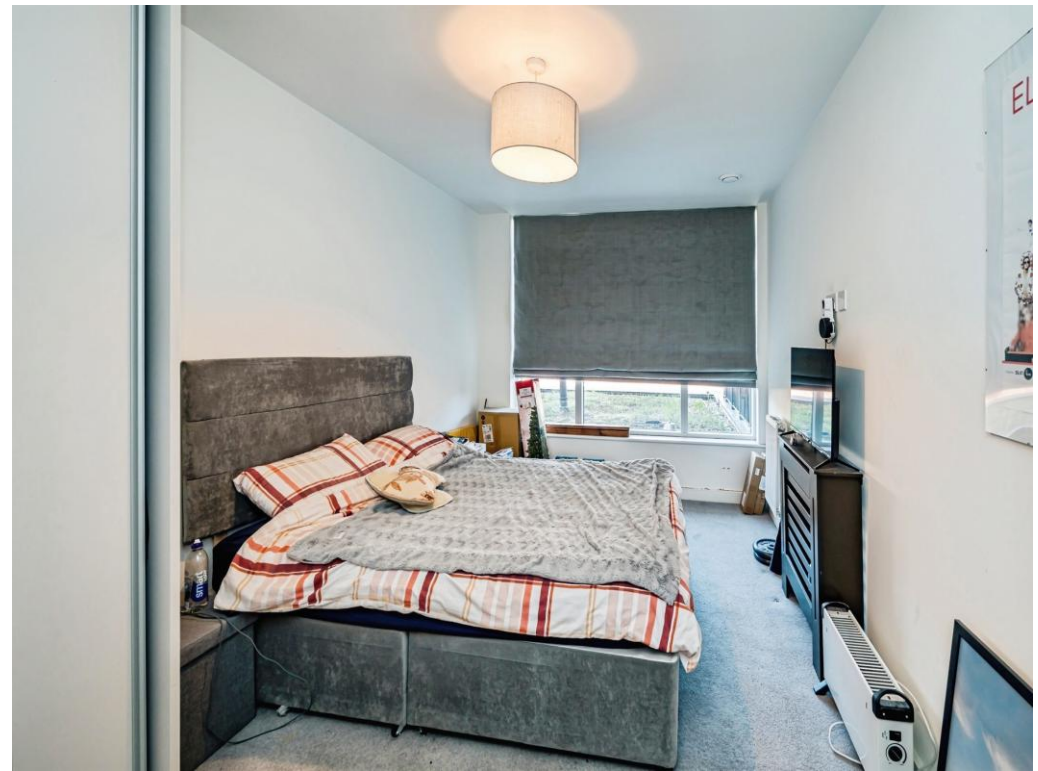
Bath/mixer with shower overhead

WC

Wash hand basin

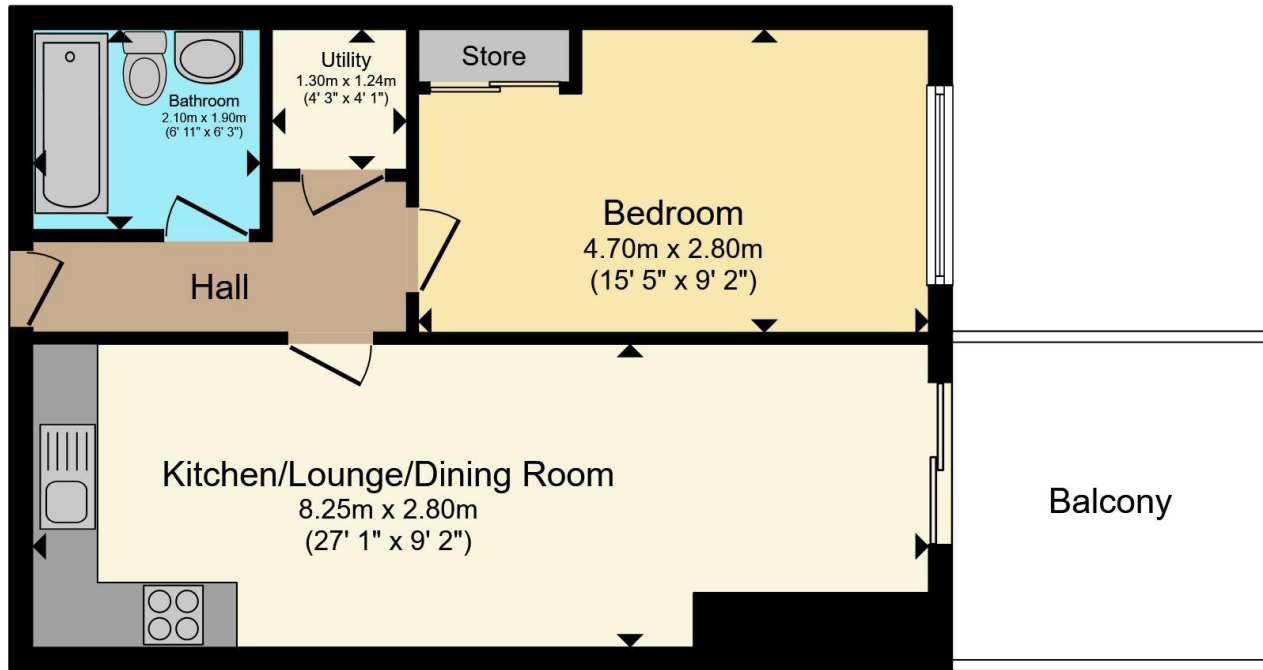
Part tiled

Shaving point









Total floor area 47.0 m<sup>2</sup> (506 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](http://www.propertybox.io)



To view this property please contact Connells on

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2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: B Council Tax  
Band: B

Service Charge:  
2495.00

Ground Rent:  
210.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312597](http://connells.co.uk/Property/ALS312597)**

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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Property Ref: ALS312597 - 0004