



**Connells**

The Peninsula Buckingham Street  
Aylesbury



## Property Description

Modern One-Bedroom Apartment in the Heart of Aylesbury — Offered with No Onward Chain.

Positioned right in the lively centre of Aylesbury, this beautifully presented first-floor apartment delivers stylish, low-maintenance living in an unbeatable location. A fantastic choice for first-time buyers, investors, or professionals looking for a smart and convenient home.

Step inside to a bright entrance hall featuring contemporary wood-effect flooring and a practical storage cupboard for everyday essentials. The layout opens into a spacious open-plan living and kitchen area—perfect for relaxing, hosting friends, or working from home. The modern kitchen comes fully fitted with integrated appliances including a fridge/freezer, washing machine, dishwasher, and electric oven with hob.

The generous double bedroom offers a peaceful retreat, complete with soft carpeting and a front-facing window that fills the room with natural light. A sleek, well-designed bathroom features a full-size bath with overhead shower, ideal for unwinding at the end of the day.

With shops, cafés, restaurants, gyms, and entertainment venues all just moments away, this apartment delivers the full benefit of town-centre living. Commuters will appreciate the nearby mainline station, providing direct services to London Marylebone in approximately 55 minutes, while the A41 offers quick connections to the M40 and M25.

## Entrance Hall

Door to front, wood effect flooring underfoot, storage cupboard

## Kitchen/Lounge

15' 3" max x 13' 11" max ( 4.65m max x 4.24m max )

Window to front, wood effect flooring, electric oven and hob, radiator, part tiling, wall and base units, integrated dishwasher, washing machine, fridge/freezer

## Bedroom One

8' 4" max x 10' 3" max ( 2.54m max x 3.12m max )

Window to front, carpet underfoot, radiator

## Bathroom

WC, WHB, bath/mixer with shower, part tiling, tiling underfoot, towel radiator

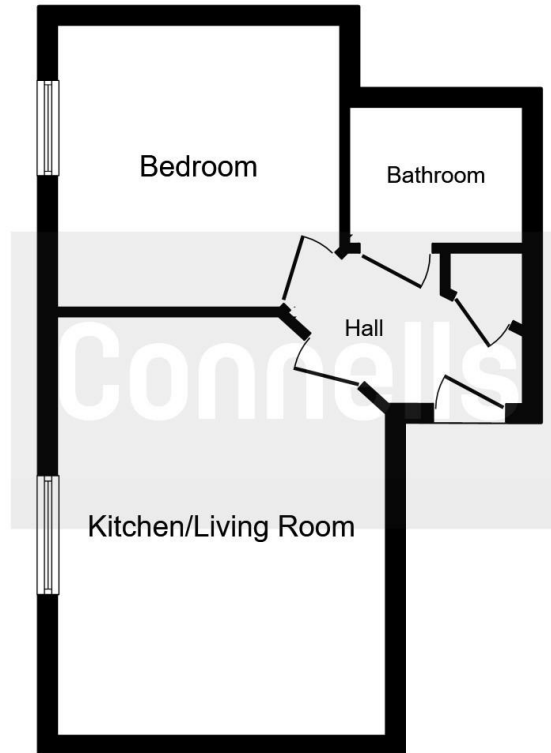
## Parking

No parking









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).  
Plan produced for Connells. Powered by 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: B

Service Charge:  
1065.22

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312500](http://connells.co.uk/Property/ALS312500)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2016. 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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