



Connells

Viridian Square
Aylesbury



Property Description

Nestled in the heart of Aylesbury, this attractive two-bedroom first floor apartment is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike. The property benefits from secure gated parking and a Juliet balcony that provides delightful views over the well-maintained communal gardens.

Inside, the apartment boasts a spacious open-plan living, kitchen, and dining area. The modern kitchen is finished with tiled flooring, a range of wall and base units, and integrated appliances, while the lounge/dining space is carpeted and enjoys direct access to the Juliet balcony. Both bedrooms are generously sized, each featuring front aspect windows and electric heaters, ensuring comfort throughout. The accommodation is completed by a family bathroom fitted with a bathtub, WC, and wash hand basin, complemented by vinyl flooring.

This well-presented apartment combines convenience, modern living, and a prime location, making it a superb opportunity not to be missed.

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.

Lounge/Kitchen/Diner

24' 1" max x 11' 9" max + door recess (7.34m max x 3.58m max + door recess)

Electric hob and oven

Built in fridge/freezer

Carpet underfoot in lounge area

Tiles underfoot in kitchen area

Wall and base units in Kitchen

Juliet balcony off the lounge - overlooking communal gardens

Bedroom One

8' 5" max x 15' 8" max (2.57m max x 4.78m max)

Window to front

Electric heater

Carpet underfoot

Bedroom Two

12' 1" max x 6' 1" max (3.68m max x 1.85m max)

Window to front

Carpet underfoot

Electric heater

Bathroom

Part tiled

Bath tub

WC
Sink
Vinyl flooring underfoot

Front Garden

Well maintained communal garden

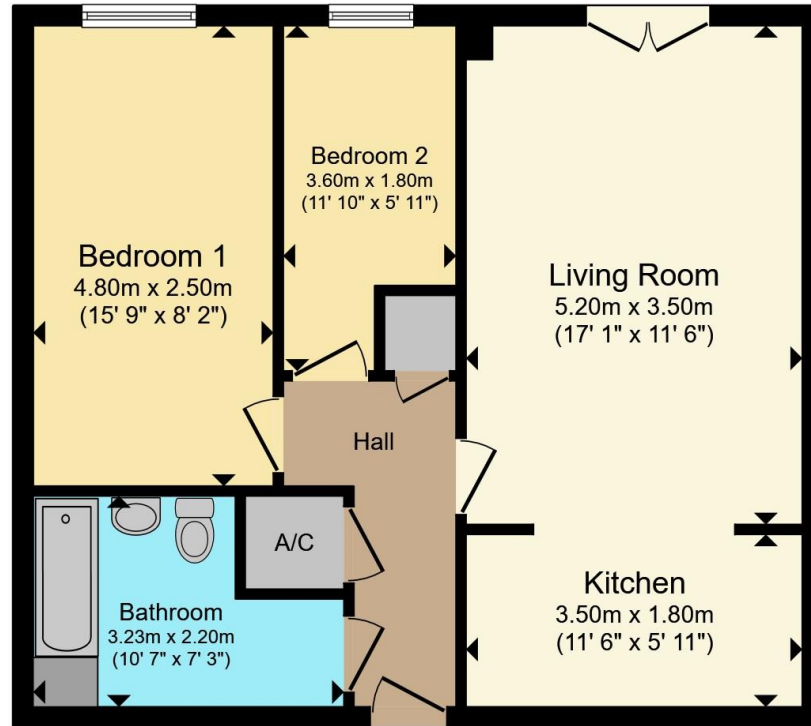
Parking

One allocated space in a gated secure development









Total floor area 56.8 m² (611 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



To view this property please contact Connells on

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2 Temple Street
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EPC Rating: B Council Tax
 Band: C

Service Charge:
 1729.92

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312779

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



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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