



Connells

Rycote Place Cambridge Street
Aylesbury



Property Description

Connells are introducing this one double bedroom apartment, ideally located in the heart of Aylesbury Town Centre and offered to the market with no onward chain. Benefitting from a long lease and zero ground rent, this property is perfectly suited to investors alike.

The accommodation comprises a entrance hall complete with two useful storage cupboards, providing excellent space for coats, shoes, and household essentials. The hallway leads through to the open-plan living room and kitchen, a generous and versatile space ideal for modern living.

The kitchen area features laminate flooring, plumbing for a washing machine, an integrated electric oven and hob, a fridge/freezer, and a good range of wall and base units. The living area benefits from carpet underfoot and enjoys plenty of natural light via its double side-aspect windows, creating a bright and comfortable environment.

The property offers a well-proportioned double bedroom, served by a contemporary bathroom fitted with a bath and overhead shower, WC, wash-hand basin, and towel radiator.

Externally, the property includes an allocated parking space, which is available via a permit system.

Situated moments from shops, restaurants, amenities, and excellent transport links—including Aylesbury Train Station—this centrally located apartment offers convenience and comfort in equal measure.

Entrance Hall

Carpet underfoot
Storage cupboard
Radiator

Kitchen/Lounge

26' 3" x 10' 10" (8.00m x 3.30m)
Carpet underfoot in lounge area
Laminate underfoot in kitchen area
One front aspect window
Two rear aspect windows

Bedroom One

14' 1" x 10' 2" (4.29m x 3.10m)
Carpet underfoot
Radiator

Bathroom

Tiling
WC
Wash hand basin
Bath with shower overhead

Parking

Permit parking









Total floor area 54.2 m² (583 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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1526.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312936

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Mar 2007. 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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