

Connells

Viridian Square
Aylesbury

Viridian Square
Aylesbury HP21 7FY

for sale offers in excess of
£180,000







Property Description

Offered to the market with no onward chain, this attractive two-bedroom first-floor apartment is ideally positioned in the heart of Aylesbury, making it an excellent choice for first-time buyers, downsizers, or investors. The property enjoys secure gated parking and a Juliet balcony with pleasant views over the well-kept communal gardens.

Inside, the apartment features a spacious open-plan living, kitchen and dining area. The modern kitchen includes tiled flooring, a range of wall and base units, and integrated appliances, while the carpeted lounge/diner benefits from direct access to the Juliet balcony. Both bedrooms are generous doubles, each with front-aspect windows and electric heaters for year-round comfort. A family bathroom fitted with a bathtub, WC and wash hand basin—finished with vinyl flooring—completes the accommodation.

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

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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead







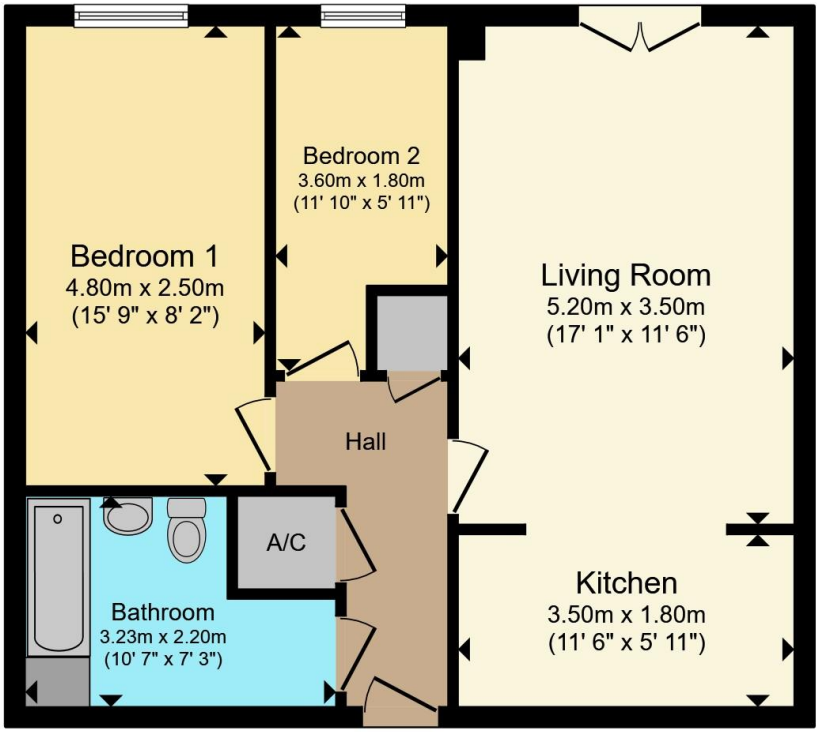












Total floor area 56.8 m² (611 sq.ft.) approx

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

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To view this property please contact Connells on

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2 Temple Street
AYLESBURY HP20 2RH

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

The Property Ombudsman

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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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