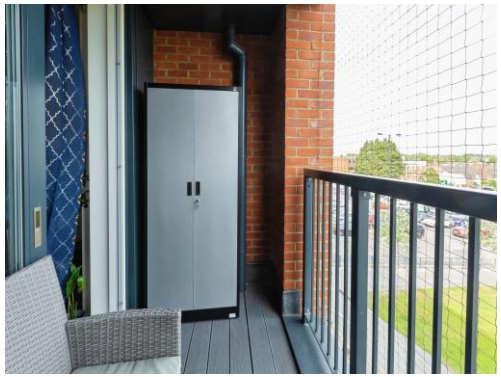
Connells

The Exchange Exchange Street
Aylesbury

The Exchange Exchange Street Aylesbury HP20 1UR

for sale offers over **£225,000**



Property Description

Nestled in the lively heart of Aylesbury town centre, this contemporary two-bedroom upper-floor apartment offers the perfect blend of style, comfort, and convenience. With superb transport links close by, it's an ideal base for professionals and commuters seeking modern living with everything at their fingertips.

Step inside to a welcoming hallway featuring elegant Karndean flooring and a handy utility cupboard. The bright and airy open-plan living space flows seamlessly into a sleek, well-appointed kitchen, complete with integrated appliances including a fridge/freezer, dishwasher, electric oven, and gas hob. Patio doors open onto a private balcony—your own peaceful retreat for morning coffees or evening relaxation.

The spacious master bedroom comes with built-in wardrobes and a chic en-suite shower room, while the second double bedroom enjoys easy access to the main bathroom, fitted with a full-size bath, mixer tap, and overhead shower. Every detail has been thoughtfully designed to offer comfort and practicality in equal measure.

AGENTS NOTE: Please note that the AML fee covers 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

Entrance Hall

Door to front, karndeen flooring underfoot, airing/utility cupboard

Kitchen/Lounge

21' 1" max x 9' 10" max (6.43m max x 3.00m max)

Patio doors to balcony, karndeen flooring underfoot, wall and base units, integrated fridge/freezer, dishwasher, gas hob and electric oven

Bedroom One

14' 9" max x 9' 10" max (4.50m max x 3.00m max)

Window to front, carpet underfoot, radiator, built in wardrobe

En-Suite

WC, WHB, Shower cubicle, towel radiator, tiling underfoot, part tiling, shaving point

Bedroom Two

14' 9" x 9' 2" (4.50m x 2.79m)

Window to front, carpet underfoot, radiator

Bathroom

wc, whb, part tiling, towel radiator, bath/mixer with shower, tiling underfoot

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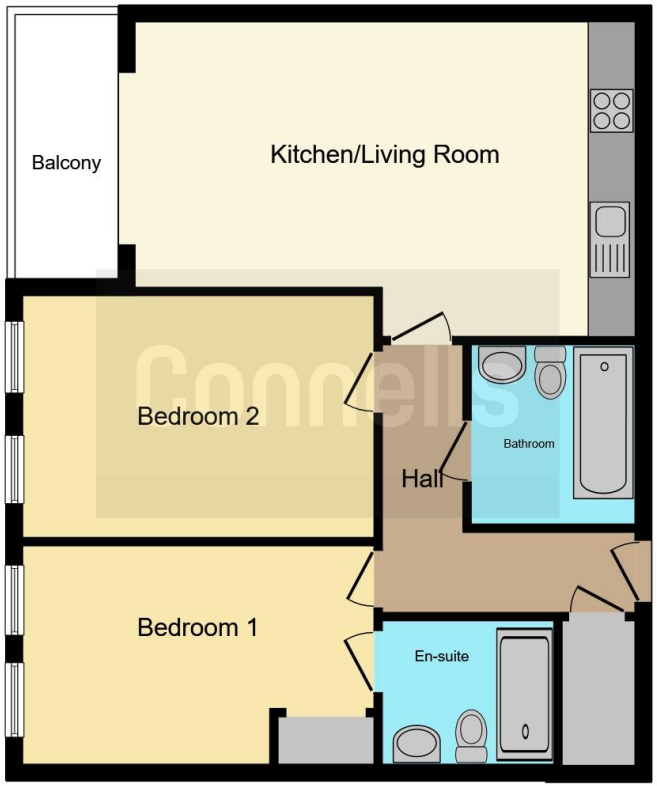

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B

Council Tax Band: C

Service Charge: 2297.67

Ground Rent: 235.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312370

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.