



**Connells**

Hartopp House Oxford Road  
Aylesbury



## Property Description

Connells are delighted to present this immaculate and contemporary two-bedroom apartment, situated on the first floor in the charming and historic Old Town of Aylesbury.

Designed for modern living, the property is flooded with natural light and offers a bright and welcoming entrance hall, complete with sleek laminate flooring, an airing cupboard, and a washing machine for added convenience.

The kitchen showcases a stylish and cohesive design, featuring integrated modern appliances and crisp white gloss cabinetry that complements the apartment's airy feel. The family bathroom is finished to a high standard, offering a WC, wash basin, bath with overhead shower, tiled flooring, and partially tiled walls for a clean and polished look. Both double bedrooms are generously sized, with the master benefiting from built-in wardrobes and soft carpeting throughout.

from the heart of the Old Town and the historic St Mary's Church. Nearby, you'll find a vibrant mix of independent boutiques and well-known retailers across Friars Square and Hale Leys shopping centres. Market Square adds to the community charm with its regular open-air markets.

## Entrance Hall

Door to side, Laminate flooring, Airing cupboard, washing machine

## Lounge/Kitchen

20' 4" max x 14' 3" max ( 6.20m max x 4.34m max )

Two windows to front, carpet underfoot, radiator

Wall and base units, integrated dishwasher, fridge/freezer, Electric hob and oven, Sink/drainer

## Bedroom One

11' max x 9' 7" max ( 3.35m max x 2.92m max )

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

## Bedroom Two

8' 1" max x 7' 9" max ( 2.46m max x 2.36m max )

Window to side, carpet underfoot, radiator



Outside, residents can enjoy a beautifully maintained courtyard and the added benefit of secure underground parking. A private gym is also available exclusively for residents, enhancing the lifestyle appeal of this property.

Perfectly positioned for access to local amenities, the apartment is just a short walk

## Bathroom

WC, Wash hand basin, Part tiling, tiling underfoot, towel radiator, shaving point

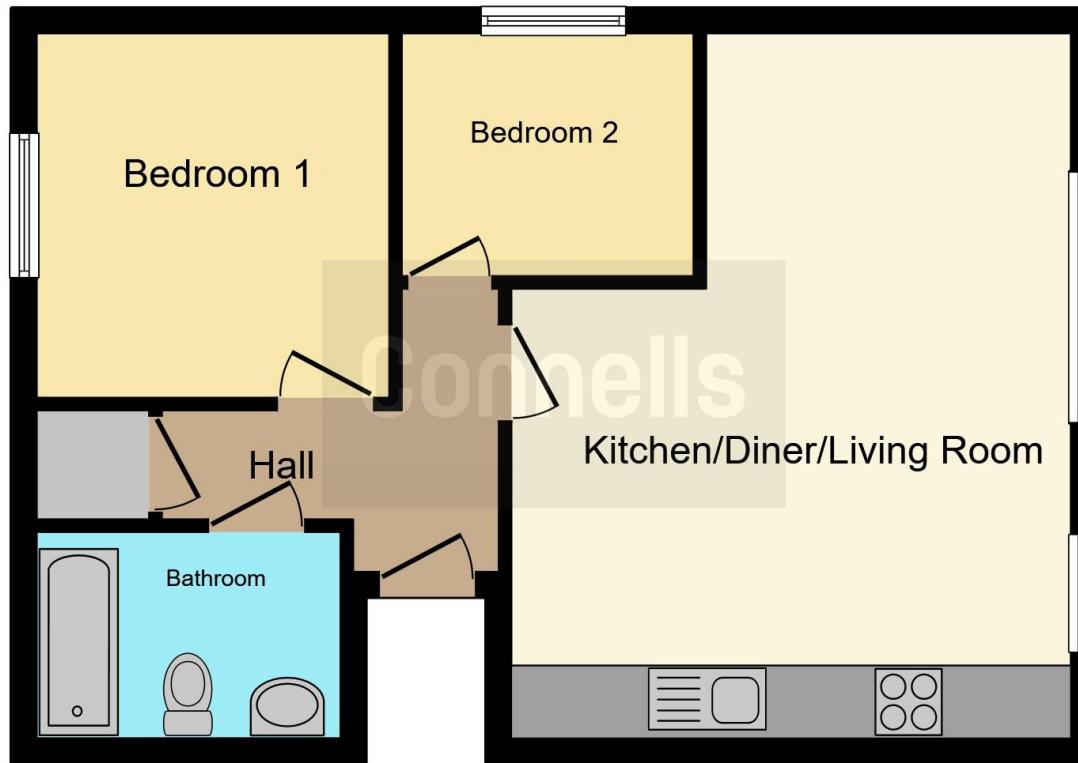
## Parking

Allocated underground









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](http://www.focalagent.com)

To view this property please contact Connells on

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2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: D

Council Tax  
Band: C

Service Charge:  
1916.00

Ground Rent:  
300.00

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/ALS311946\]\(http://www.connells.co.uk/Property/ALS311946\)](http://www.connells.co.uk/Property/ALS311946)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. 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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