



**Connells**

Sloane House Cambridge Place  
Aylesbury



## Property Description

The inviting open-plan kitchen/living/dining area is enhanced by two front-facing windows that fill the space with natural light, creating a bright and welcoming environment. The modern kitchen is equipped with integrated appliances—including a dishwasher, fridge, and oven—making it both functional and stylish.

A separate storage cupboard neatly accommodates the washing machine and boiler, keeping the living space clutter-free. The double bedroom benefits from soft carpeting, a rear-aspect window, and a built-in wardrobe for easy organisation.

The sleek bathroom is finished to a high standard, featuring elegant tiling, a shower cubicle, WC, wash hand basin, and a heated towel rail for added comfort.

With its central location, contemporary finish, and spacious layout, this apartment offers an exceptional opportunity to enjoy the very best of town centre living.

Aylesbury's amenities are right on your doorstep, including a wide range of shops, restaurants, leisure facilities, and mainline rail links to London Marylebone in approximately one hour.

## Lounge/Kitchen/Diner

15' 3" x 15' 4" ( 4.65m x 4.67m )

Two windows to rear

Partial tiling

Electric hob and oven

Laminated flooring

Radiator

Wall and base units

Integrated dish washer and fridge

## Storage cupboard

3' 2" x 4' 4" ( 0.97m x 1.32m )

Boiler

Washing machine

Laminated flooring

## Bedroom

13' 2" MAX x 8' 1" MAX ( 4.01m MAX x 2.46m MAX )

Window to rear

Carpet

Radiator

Built in wardrobe

## Bathroom

Tiling underfoot

WC

Wash hand basin

Towel rail

Radiator

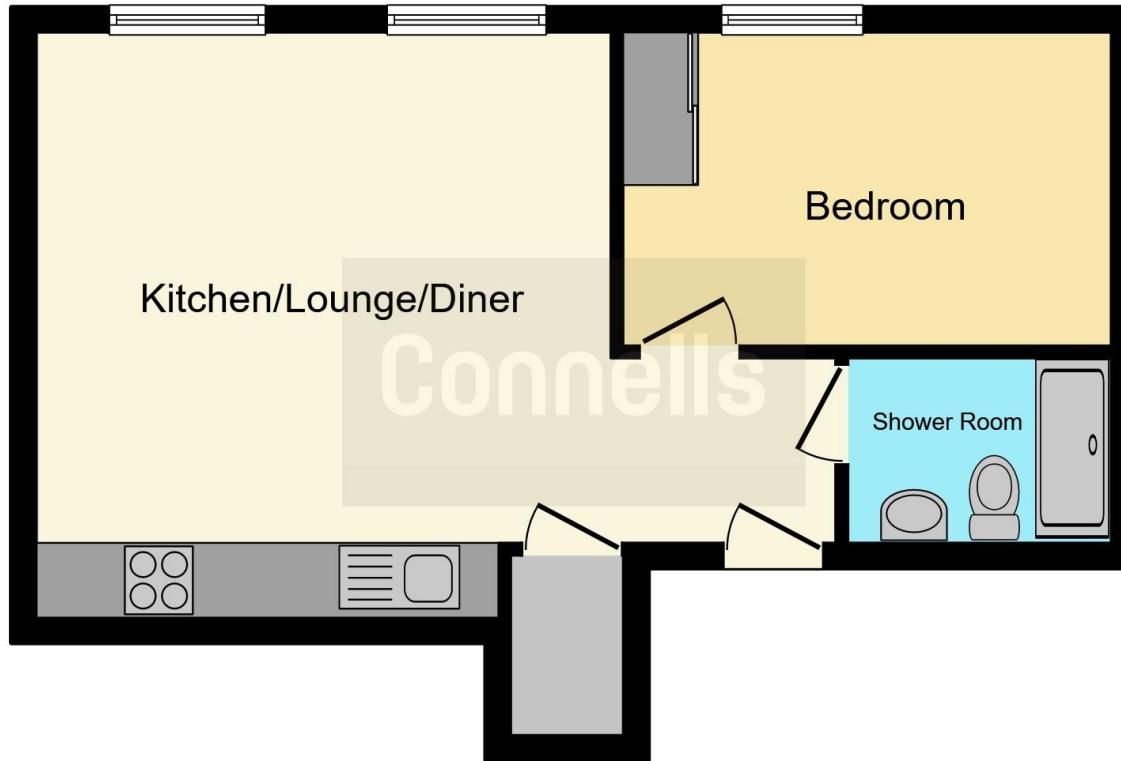
Shower cubicle

Partial tiling









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)

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2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: B

Council Tax  
Band: C

Service Charge:  
1500.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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