



Connells

Quercetum Close
Aylesbury



Property Description

Situated on the second floor, this well-presented apartment offers generous living space and the convenience of allocated parking. Ideal for professionals, couples, or small families, the property combines comfort, practicality, and a light-filled layout.

Upon entering, you're welcomed by a spacious entrance hall featuring two generously sized storage cupboards—perfect for coats, shoes, and everyday essentials. The bright and airy living room benefits from natural light streaming through Juliet balcony doors, creating an inviting space to relax or entertain.

Adjacent to the living area, the kitchen is fitted with a range of wall and base units, an electric hob and oven, sink/drainer, and space for a fridge/freezer—ideal for modern living.

Both bedrooms are doubles and feature soft carpet underfoot, offering a cosy retreat at the end of the day. The contemporary family bathroom is stylishly appointed with a bath and mixer shower.

Additional benefits include one allocated parking space.

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station

(Marylebone 1 hour). Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre and Tesco superstore.

Entrance Hall

Door to side
Carpet underfoot
Radiator
Two storage cupboards

Lounge

17' 7" x 15' 9" (5.36m x 4.80m)
Juliet doors to front
Carpet underfoot
Radiator

Kitchen

7' 9" max x 7' 8" (2.36m max x 2.34m)
Window to side
Vinyl underfoot
Wall and base units
Sink/drainer
Electric hob and oven
Space for Fridge/freezer

Bedroom One

14' 3" x 10' 4" (4.34m x 3.15m)
Window to side
Carpet underfoot

Radiator

Bedroom Two

7' 9" x 9' 8" (2.36m x 2.95m)

Window to rear

Carpet underfoot

Radiator

Bathroom

WC

Wash hand basin

Part tiling

Bath/mixer

Towel radiator

Parking

Allocated









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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2 Temple Street
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EPC Rating: C

Council Tax
Band: C

Service Charge:
1494.00

Ground Rent:
325.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/ALS312606](http://www.connells.co.uk/Property/ALS312606)

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2015. 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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