





Property Description

CONNELLS are proud to offer to the market this beautifully presented two-bedroom apartment which offers modern living with convenience at its core.

From the moment you step into the spacious entrance hall — complete with a handy storage cupboard.

The generous open-plan lounge/diner is flooded with natural light thanks to Juliet doors, creating a bright and welcoming space for relaxing or entertaining.

The kitchen is designed to impress, featuring a sleek range of light-coloured wall and base units, integrated appliances including a fridge freezer, electric hob and oven, plus space for a washing machine.

Both bedrooms are of a good size and offer pleasant views and plenty of daylight. They are served by a well-appointed family-sized bathroom, complete with a bath mixer and overhead shower.

Additional benefits include lift access, easy wheelchair access and ONE allocated parking space.

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
Wooden flooring underfoot
Storage cupboard

Lounge

17' 1" x 11' 6" (5.21m x 3.51m)
Juliet balcony
Wooden floor
Electric heater

Kitchen

11' 6" x 6' 7" (3.51m x 2.01m)
Wall and base units
Splashback tiling
Integrated fridge freezer
Space for washing machine
Sink/drainage
Wooden floor
Extractor fan
Electric heater

Bathroom

Part tiling
Bath with overhead shower

WC
Wash hand basin
Heated towel radiator

Bedroom One

15' 9" x 8' 6" (4.80m x 2.59m)
Carpet
Window
Electric heater

Bedroom Two

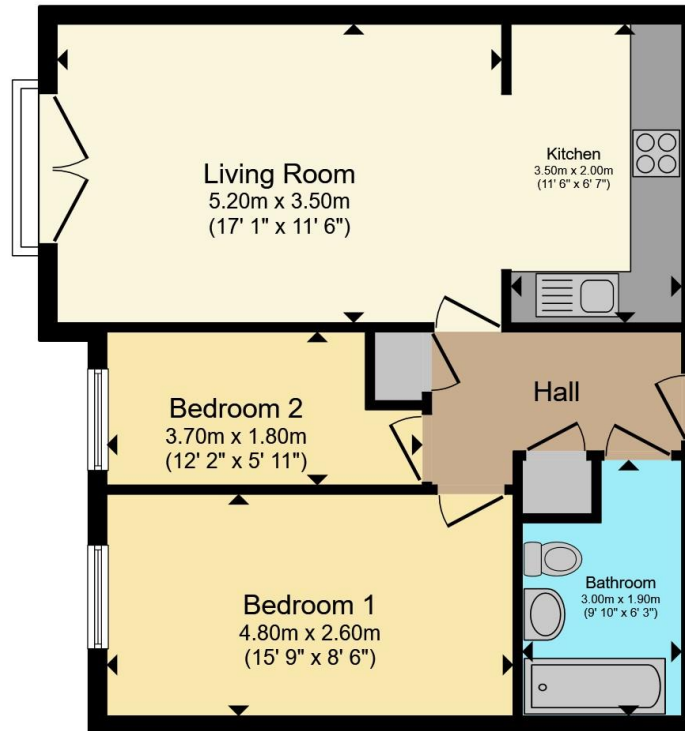
12' 2" x 5' 11" (3.71m x 1.80m)
Carpet
Window
Electric heater

Parking

One allocated space







Total floor area 56.4 m² (608 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

Connells

To view this property please contact Connells on

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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: C Council Tax
Band: C

Service Charge:
1400.00

Ground Rent:
100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312830

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Oct 2006. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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