



**Connells**

Cubitt Street  
Aylesbury



### Property Description

This attractive one double bedroom ground floor apartment offers modern, low-maintenance living in a highly convenient central location.

The property boasts a bright and spacious open-plan living area, enhanced by dual-aspect windows that allow plenty of natural light to flow throughout. The contemporary fitted kitchen is both stylish and practical, featuring an electric hob, gas oven and space for a fridge-freezer.

Further benefits include secure intercom access and excellent storage, with a large hallway cupboard. The well-proportioned double bedroom is serviced by a family-sized bathroom, complete with a bath and overhead shower.

Externally, the apartment also benefits from an allocated parking space.

Ideally positioned within close proximity to Aylesbury town centre, residents can enjoy an excellent selection of shops, bars and restaurants, along with a large Sainsbury's supermarket just a short walk away. Aylesbury mainline station offers direct services into London Marylebone in approximately 55 minutes, making this an ideal home for commuters.

### Entrance Hall

Storage/airing cupboard  
Carpet underfoot  
Intercom

### Lounge

13' 9" x 12' 5" ( 4.19m x 3.78m )  
Wood flooring  
Window to front and side  
Two radiators

### Kitchen

12' 4" x 6' 8" ( 3.76m x 2.03m )  
Window to rear  
Wooden flooring  
Wall and base units  
Boiler  
Electric oven and gas hob  
Space for fridge freezer

### Bedroom

11' 11" x 10' 5" ( 3.63m x 3.17m )  
Carpet underfoot  
Window to side  
Radiator

### Bathroom

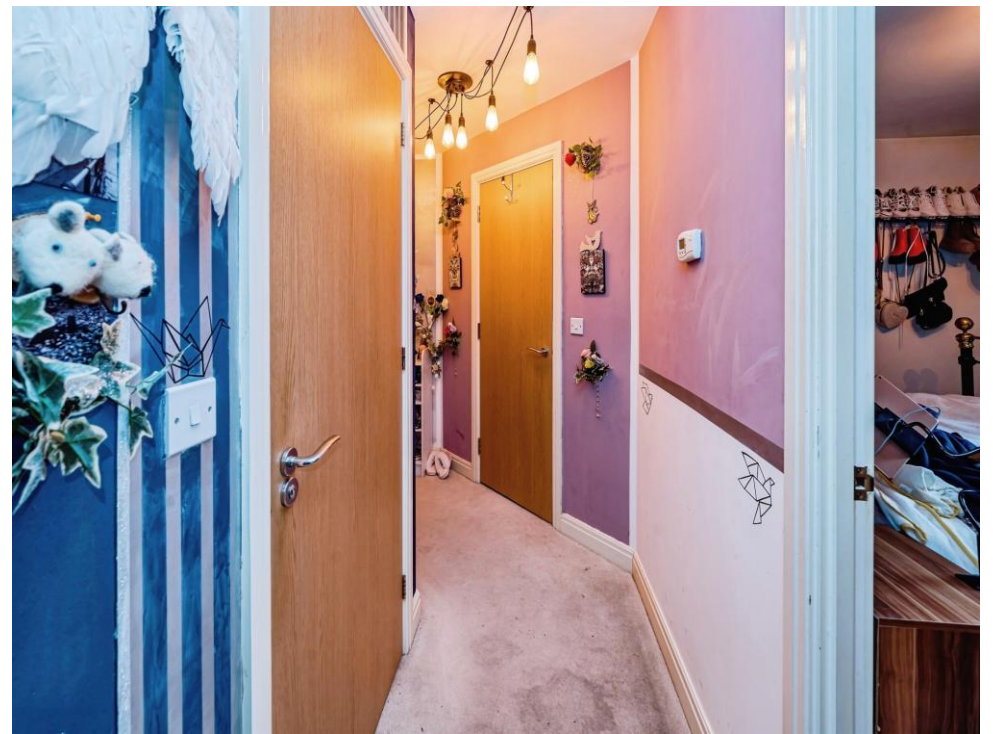
Window to rear  
Radiator  
Bath with shower overhead  
Wash basin

WC  
Extractor fan  
Tiled walls

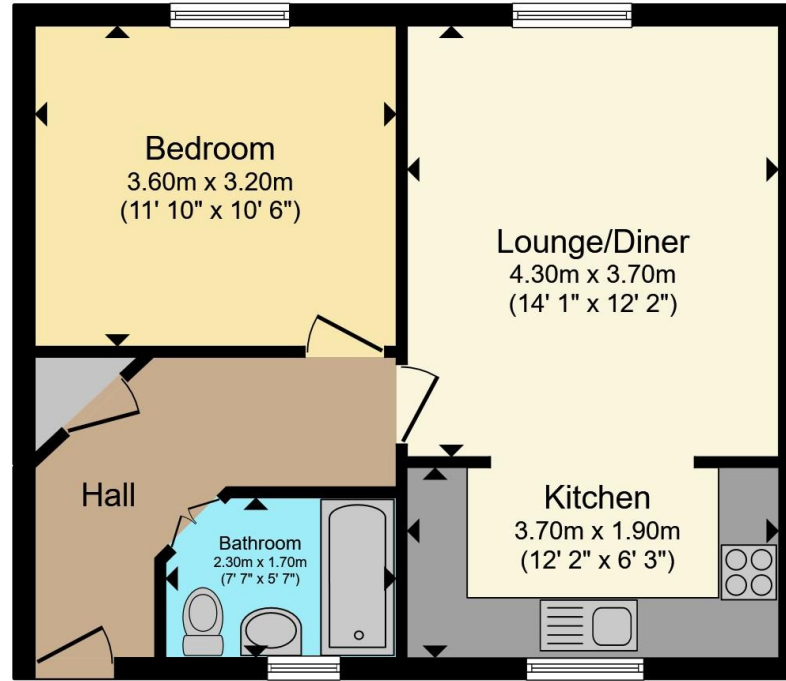
## Parking

Allocated









**Floor Plan**

Total floor area 46.6 m<sup>2</sup> (502 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



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:  
 1200.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312849](http://connells.co.uk/Property/ALS312849)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2014. 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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