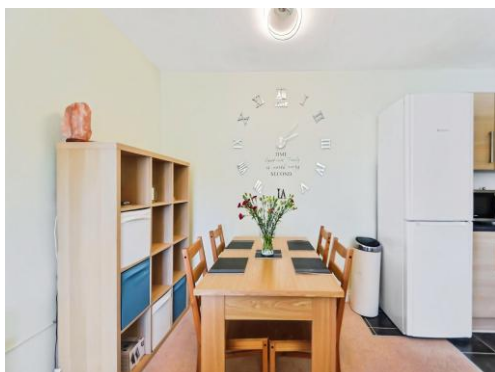






Property Description

Situated in a highly convenient location close to Aylesbury town centre, this well-presented two bedroom apartment offers modern, comfortable living and excellent transport links, including Aylesbury train station with direct services to London Marylebone in approximately one hour.

The accommodation comprises a welcoming entrance hall with fitted carpet, providing access to all rooms and benefiting from a useful storage cupboard. The contemporary bathroom is fitted with a three-piece suite including a bath with shower over, WC and wash hand basin.

The property boasts two generously sized double bedrooms, both enjoying rear aspect windows and carpeted flooring, offering a quiet and comfortable retreat.

The heart of the home is the impressive L-shaped open plan kitchen, living and dining area. The modern kitchen is fitted with a range of sleek wall and base units, incorporating a gas hob and electric oven, with additional space for a freestanding fridge/freezer. The living/dining area offers ample space for both lounge furniture and a dining table, and is flooded with natural light via Juliet balcony doors, creating a bright and inviting atmosphere.

Externally, the property benefits from one allocated parking space.

An ideal purchase for first-time buyers or investors alike, with the added flexibility of a 50% shared ownership option and offered to the market with no onward chain.

Agents Note

MONTHLY RENT (WITH SERVICE CHARGE INCLUDED) £509.38

Entrance Hall

Carpet underfoot
Storage cupboard

Lounge

22' 8" MAX x 9' 10" MAX (6.91m MAX x 3.00m MAX)

Juliet balcony
Window to side
Carpet underfoot
Space for dining table

Kitchen

18' 4" max x 8' 5" max (5.59m max x 2.57m max)

Vinyl floor tiles
Wall and base units
Gas hob and electric oven
Space for freestanding fridge/freezer

Bedroom One

11' 1" max x 10' 4" max (3.38m max x 3.15m max)

max)
Carpet underfoot
Window to rear
Radiator

Bedroom Two

10' 5" max x 11' 2" max (3.17m max x 3.40m max)
Window to rear
Radiator
Carpet underfoot

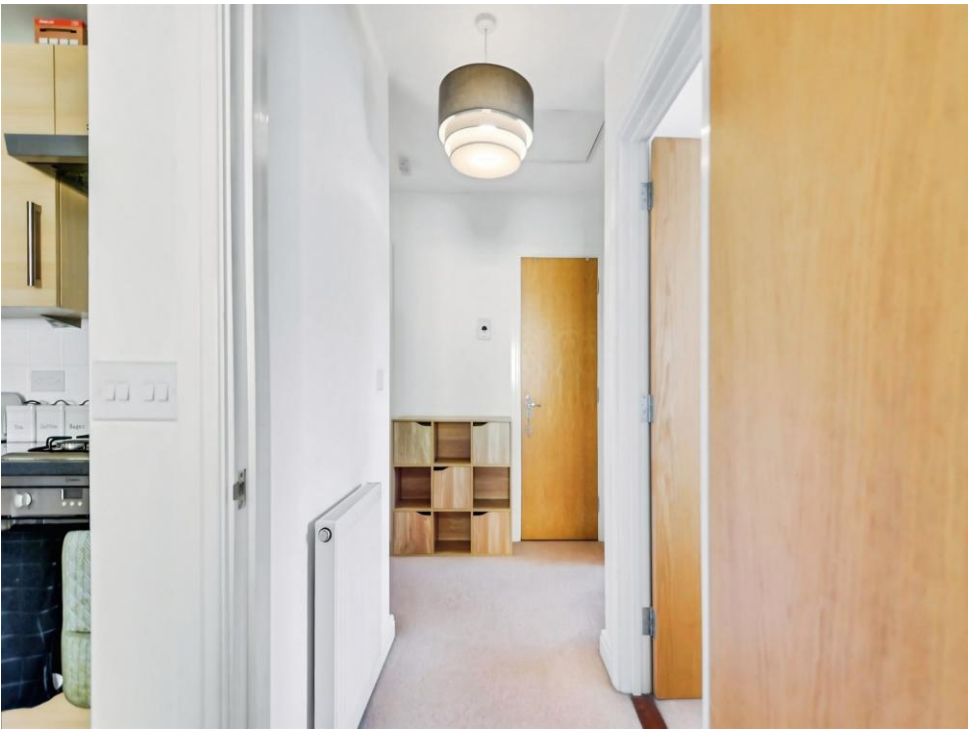
Bathroom

Part tiled
Bath tub with overhead shower
WC
Wash hand basin
Vinyl floor tiles
Storage cupboard
Radiator

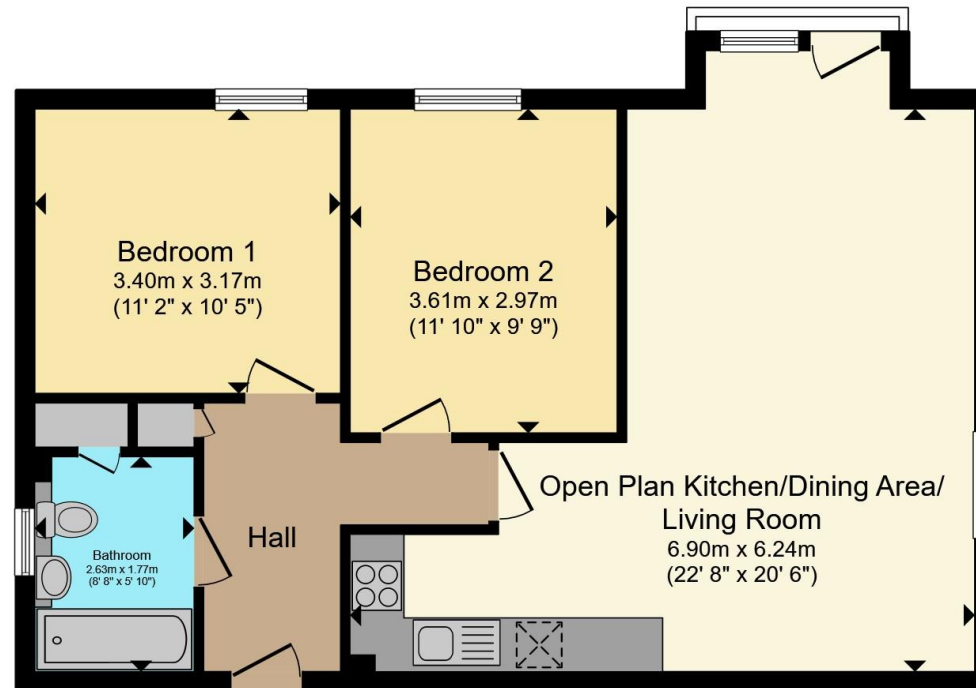
Parking

One allocated space









Second Floor

Total floor area 66.7 m² (718 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: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312753

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Mar 2013. 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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