

Connells

Viridian Square
Aylesbury

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Aylesbury HP21 7FX

for sale guide price
£200,000







Property Description

CONNELLS are delighted to present this beautifully maintained two-bedroom apartment, offering stylish and contemporary living in a highly convenient setting.

The property welcomes you with a spacious entrance hall featuring a useful storage cupboard. At the heart of the home is a bright and airy open-plan lounge/diner, enhanced by Juliet doors that allow an abundance of natural light to flow throughout, creating an ideal space for both relaxing and entertaining.

The modern kitchen is thoughtfully designed with a range of sleek wall and base units, integrated appliances including an electric hob, oven and fridge/freezer, as well as space for a washing machine.

Both bedrooms are generously proportioned and enjoy pleasant outlooks with plenty of natural light. A well-appointed family bathroom serves the accommodation, complete with a bath and overhead shower.

Further benefits include lift access, wheelchair-friendly access throughout the building, and one allocated parking space.

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/drainer
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





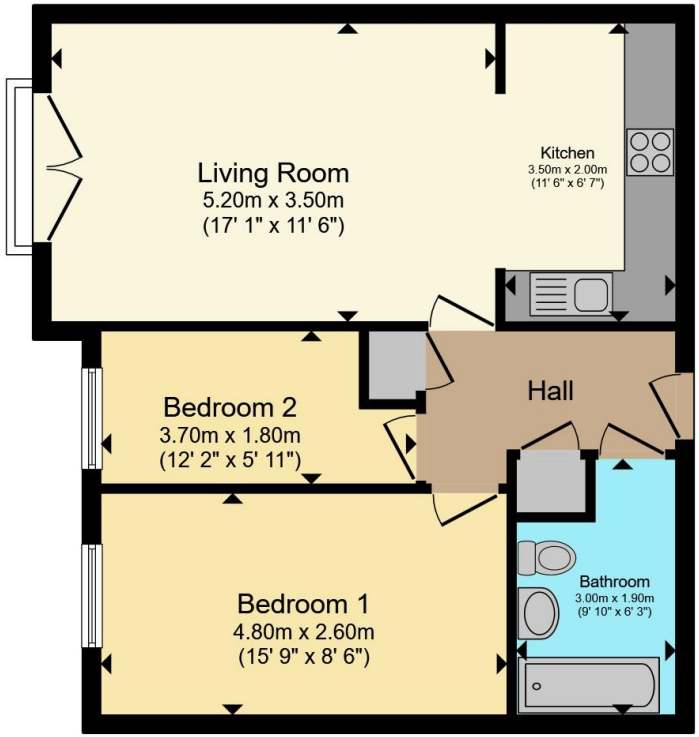












Total floor area 56.4 m² (608 sq.ft.) approx

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

The Property Ombudsman

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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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