



Connells

Quercetum Close
Aylesbury



Property Description

Situated on the top floor, this well-presented two bedroom 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 a generously sized storage cupboard. 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/drain, and space for a fridge/freezer—ideal for modern living.

Both bedrooms are doubles and feature soft carpet underfoot. The master bedroom benefits from an en-suite bathroom fit with shower cubicle. With the second bedroom being served by a 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
Double storage cupboard

Lounge/Diner

21' x 16' 8" (6.40m x 5.08m)
Window to front, side and rear
Carpet underfoot
Radiator

Kitchen

6' 9" x 8' 11" (2.06m x 2.72m)
Wall and base units
Vinyl flooring
Space for fridge/freezer
Electric oven and hob
Sink/drain

Bedroom One

10' 9" x 11' 10" (3.28m x 3.61m)
Window to side

Carpet underfoot

Radiator

En-Suite

WC

Wash hand basin

Towel radiator

Part tiled

Shaving point

Shower cubicle

Bedroom Two

7' 7" x 10' 9" (2.31m x 3.28m)

Window to side

Carpet underfoot

Radiator

Bathroom

WC

Wash hand basin

Part tiling

Towel radiator

Bath/mixer with shower

Loft Space

Part boarded

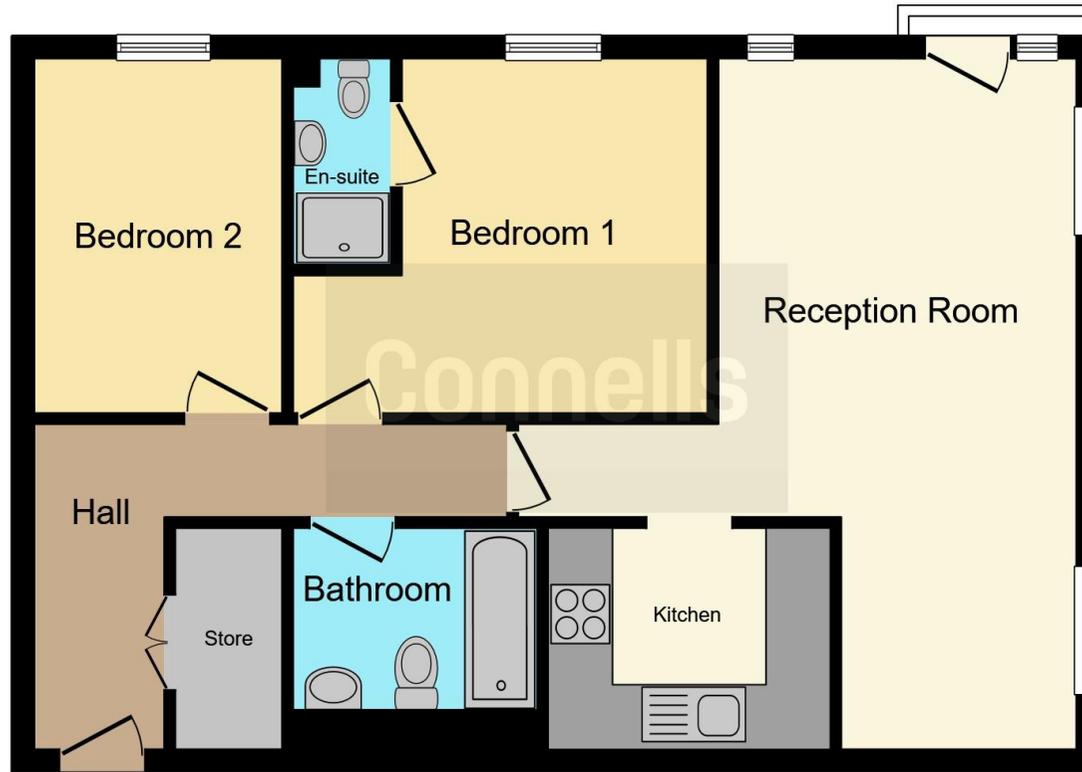
Parking

One allocated space (bay no. 39)









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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax Band: C

Service Charge: 1620.00

Ground Rent: 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312699

This is a Leasehold property with details as follows; Term of Lease 99 years from 15 Jul 2016. 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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