

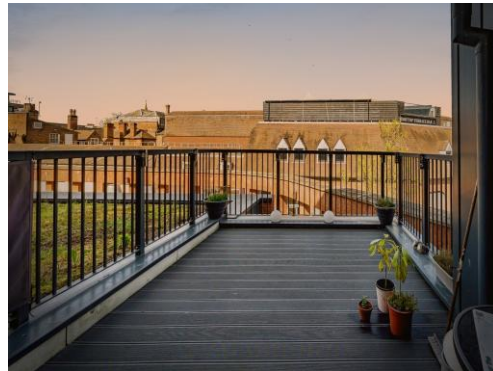


**Connells**

The Exchange Exchange Street  
Aylesbury

# The Exchange Exchange Street Aylesbury HP20 1UR

for sale offers in excess of  
**£180,000**



## Property Description

New to the market and offered with no onwads chain, this well-presented second-floor, one double bedroom apartment is superbly positioned within easy reach of Aylesbury Train Station, offering direct links to London in around one hour—an ideal purchase for first-time buyers or investors.

The accommodation opens with a welcoming entrance hall, leading to a useful utility area housing the boiler with space for a washing machine. At the heart of the home is a bright and spacious open-plan kitchen/living area, flooded with natural light from large sliding doors that open onto a private balcony, perfect for relaxing or entertaining.

The modern kitchen is fitted with sleek wall and base units and integrated appliances, including a fridge freezer, electric oven, and gas hob, while the living space comfortably accommodates both lounge and dining furniture.

The property further benefits from a generous double bedroom with built-in wardrobe and a stylish bathroom comprising a bath with shower over, WC, and wash hand basin.

Early viewing is highly recommended.

## Entrance Hall

Access to utility  
Thermostat

Wooden floor

## Kitchen/Lounge/Diner

27' 1" x 9' 2" ( 8.26m x 2.79m )  
Wooden flooring  
Sliding door to private balcony  
Wall and base units  
Electric oven and gas hob  
Sink/drainer  
TV point  
Integrated fridge freezer  
Radiator

## Utility Room

4' 3" x 4' 1" ( 1.30m x 1.24m )  
Boiler  
Fuse box  
Wooden floor

## Bedroom One

15' 5" x 9' 2" ( 4.70m x 2.79m )  
Radiator  
Carpet underfoot  
Window to rear

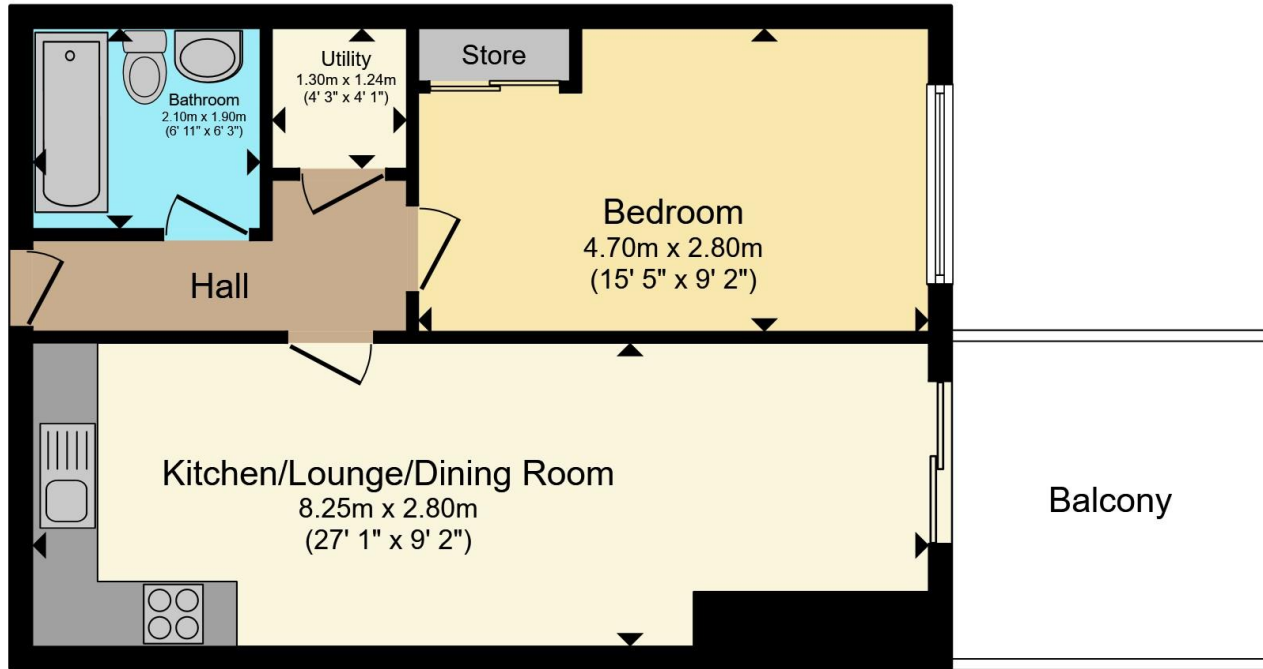
## Bathroom

Bath/mixer with shower overhead  
WC  
Wash hand basin  
Part tiled  
Shaving point









Total floor area 47.0 m<sup>2</sup> (506 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 2495.00

Ground Rent:  
 210.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312597](http://connells.co.uk/Property/ALS312597)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 May 2019. 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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