



**Connells**

Ruskin Way  
Aylesbury



## Property Description

Located just a short distance from Aylesbury Town Centre, this well-proportioned one-bedroom maisonette offers convenient living with generous space throughout.

The property welcomes you with a spacious entrance hall featuring two useful storage cupboards, leading to the bathroom fitted with a corner bath and overhead shower. The bright and airy living room enjoys excellent natural light from a large side-aspect window and provides ample space for a dining area. The kitchen is fitted with a range of wall and base units and offers space for white goods and an oven. The double bedroom is generously sized and again benefits from plenty of natural light. Externally, the property features a front garden with potential to be enclosed for added privacy, along with access to communal gardens that include external storage.

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, Tesco superstore. Well served by three of the area's top performing Grammar Schools: Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed).

### Entrance Hall

Door to side  
Two storage cupboards  
Radiator  
Tiling underfoot

### Lounge

16' x 9' 9" ( 4.88m x 2.97m )  
Window to side  
Wood effect flooring  
Radiator

### Kitchen

8' x 7' 1" ( 2.44m x 2.16m )  
Window to front  
Wall and base units  
Space for washing machine, fridge freezer, hob/oven and dishwasher  
Part tiling  
Sink/drainer

### Bedroom One

12' 10" x 10' ( 3.91m x 3.05m )  
Window to side  
Carpet underfoot  
Radiator

### Bathroom

Window to side  
Tiling underfoot

WC

Wash hand basin

Bath/mixer with shower

Part tiling

### Front Garden

Potential to fence off

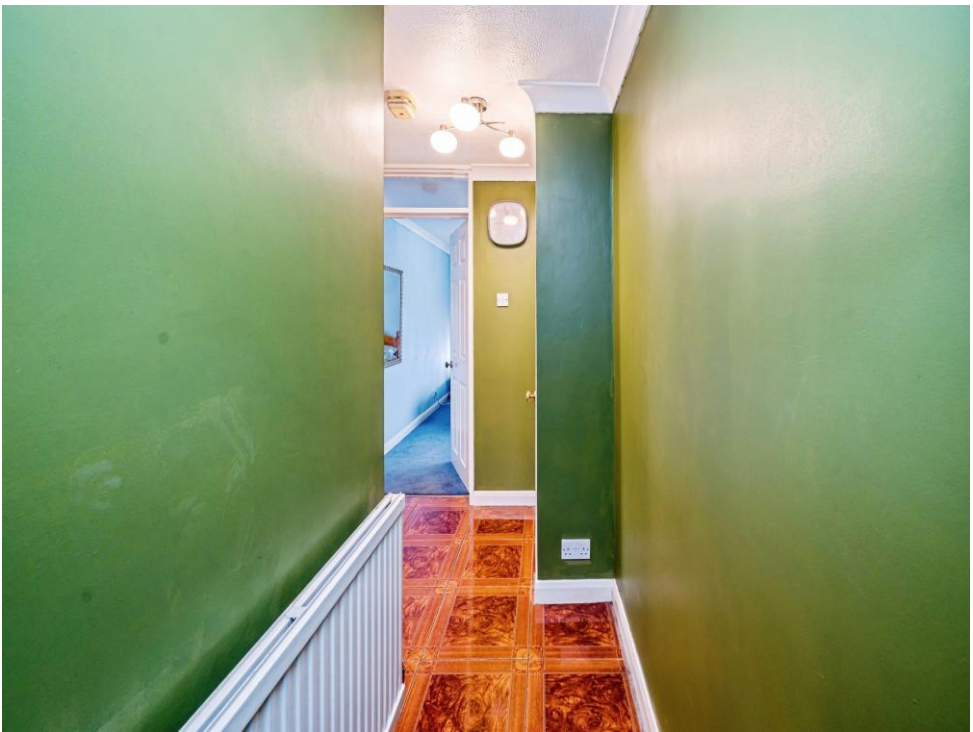
### Rear Garden

Communal gardens with external storage

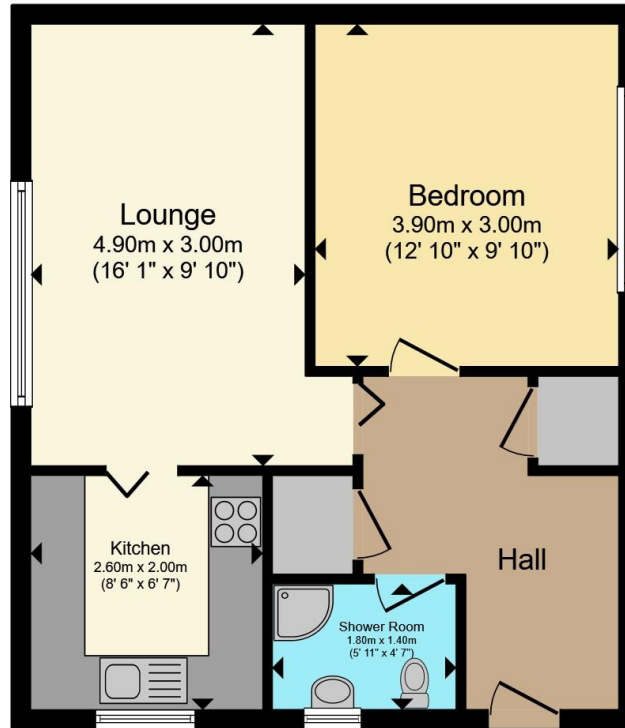
### Parking

On Street









Total floor area 49.4 m<sup>2</sup> (532 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

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2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax  
 Band: C

Service Charge: 429.00 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312608](http://connells.co.uk/Property/ALS312608)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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