



Jansel Square  
Aylesbury

Connells



## Property Description

CONNELLS are delighted to bring to the market this immaculate CHAIN FREE TWO bedroom apartment. Located in the popular location of Bedgrove This property is offered with permit parking and secure intercom entrance

Situated in the heart Bedgrove, this TWO bedroom, modern apartment is ideal for investors and first time Buyers! The property offers an intercom security entrance with communal entrance to all floors. The apartment opens into an open plan kitchen with integrated appliances including a dishwasher, washing machine and fridge/freezer and living area. Both bedrooms are a good size with Bedroom One benefiting from en-suite shower room with underfloor heating. The main Shower Room also offers underfloor heating alongside a modern fitted suite. Outside, the property also offers off road parking via residents permit .

Bedgrove is a highly desirable Southside residential area with local amenities including Jansel Square comprising of two mini supermarkets, a newsagent, dry cleaners, takeaways, doctors surgery, pharmacy and a local pub. Bedgrove Primary School is highly regarded and adjacent to a large recreational park which includes a community centre, various sporting facilities and a designated dog walking area. Bedgrove offers a regular bus service which connects the town and surrounding areas. Bedgrove also offers easy access to both the A413 towards Amersham and London or the A41 towards Watford and the M25. Bedgrove also offers train stations

nearby.

### Entrance Hall

Door to front, storage/airing cupboard

### Kitchen/Lounge

21' 10" max x 19' 8" max ( 6.65m max x 5.99m max )

Two windows to front, wood effect floor underfoot, wall and base units, integrated dishwasher, washing machine, fridge/freezer, electric hob & oven

### Bedroom One

11' 3" x 10' 2" ( 3.43m x 3.10m )

Window to front, carpet underfoot, radiator

### En-Suite

WC, WHB, shower cubicle, towel radiator, underfloor heating, fully tiled

### Bedroom Two

14' 3" x 8' 6" ( 4.34m x 2.59m )

Window to front

### Bathroom

WC, WHB, Shower cubicle, towel radiator, fully tiled, underfloor heating

### Parking

permit parking









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](http://www.focalagent.com)

To view this property please contact Connells on

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2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: D

Council Tax  
Band: B

Service Charge:  
1560.00

Ground Rent:  
250.00

Tenure: Leasehold

**[view this property online connells.co.uk/Property/ALS311715](http://www.connells.co.uk/Property/ALS311715)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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