





## Property Description

CONNELLS are proud to offer to the market this beautifully presented two-bedroom apartment which offers modern living with convenience at its core.

From the moment you step into the spacious entrance hall — complete with a handy storage cupboard.

The generous open-plan lounge/diner is flooded with natural light thanks to Juliet doors, creating a bright and welcoming space for relaxing or entertaining.

The kitchen is designed to impress, featuring a sleek range of light-coloured wall and base units, integrated appliances including a fridge freezer, electric hob and oven, plus space for a washing machine.

Both bedrooms are of a good size and offer pleasant views and plenty of daylight. They are served by a well-appointed family-sized bathroom, complete with a bath mixer and overhead shower.

Additional benefits include lift access, easy wheelchair access and ONE allocated parking space.

Aylesbury town centre is within walking distance, with an excellent range of shopping

and recreational facilities, numerous restaurants. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41.

## 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/drain  
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

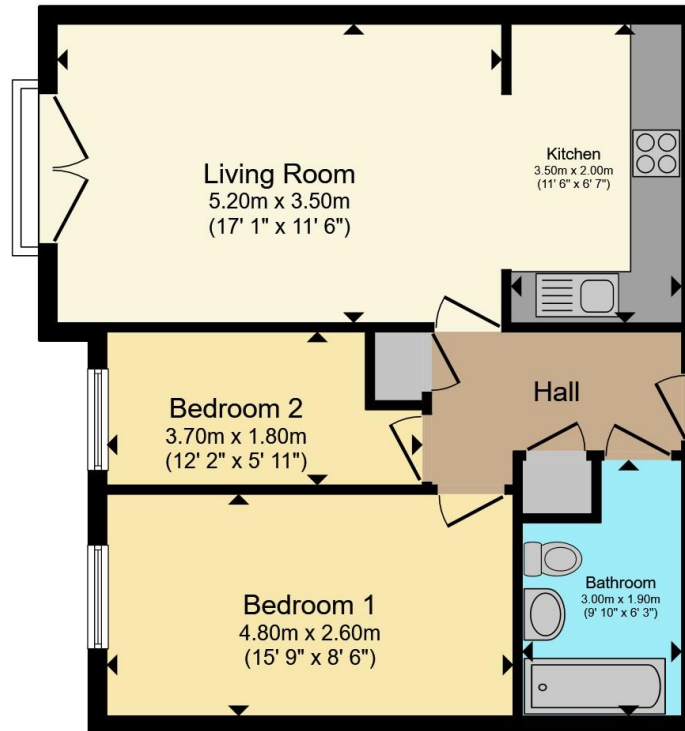
## Parking

One allocated space









Total floor area 56.4 m<sup>2</sup> (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](http://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](http://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

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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