Connells

The Arc High Street
Aylesbury

The Arc High Street
Aylesbury HP20 1FE

for sale offers in excess of
£235,000

Property Description

The property is accessed via a welcoming entrance hall with laminate flooring and a large built-in storage cupboard, ideal for coats and household essentials. From here, the apartment opens into a spacious open-plan living area, flooded with natural light through sliding patio doors that lead directly onto the private balcony – a standout feature and perfect for relaxing or entertaining.

The living area provides ample space for lounge and dining furniture, while the contemporary kitchen is finished to a high specification with sleek gloss wall and base units. Integrated appliances include a fridge/freezer and dishwasher, alongside an electric oven and gas hob, creating a practical yet stylish cooking space.

Accommodation comprises two well-proportioned double bedrooms. The master bedroom benefits from a modern en-suite shower room fitted with a shower cubicle, while the second bedroom is served by the main bathroom, which is finished to a modern standard and features a bath with mixer tap and shower overhead.

Externally, the property further benefits from one allocated parking space.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Laminate underfoot
Large storage cupboard
Radiator

Kitchen/Lounge

15' 9" x 14' 10" (4.80m x 4.52m)
Door to balcony
Laminate underfoot
TV Point
Radiator
Wall and base units
Gas hob and electric oven
Integrated fridge/freezer, dishwasher

Bedroom One

13' x 9' 3" (3.96m x 2.82m)
Carpet underfoot
Two windows to rear
Radiator

En-Suite To Master

Shower cubicle
Tiled
Heated towel rail
WC

Wash hand basin

Bedroom Two

10' 1" x 8' 9" (3.07m x 2.67m)
Window to rear
Carpet underfoot
Radiator

Bathroom

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

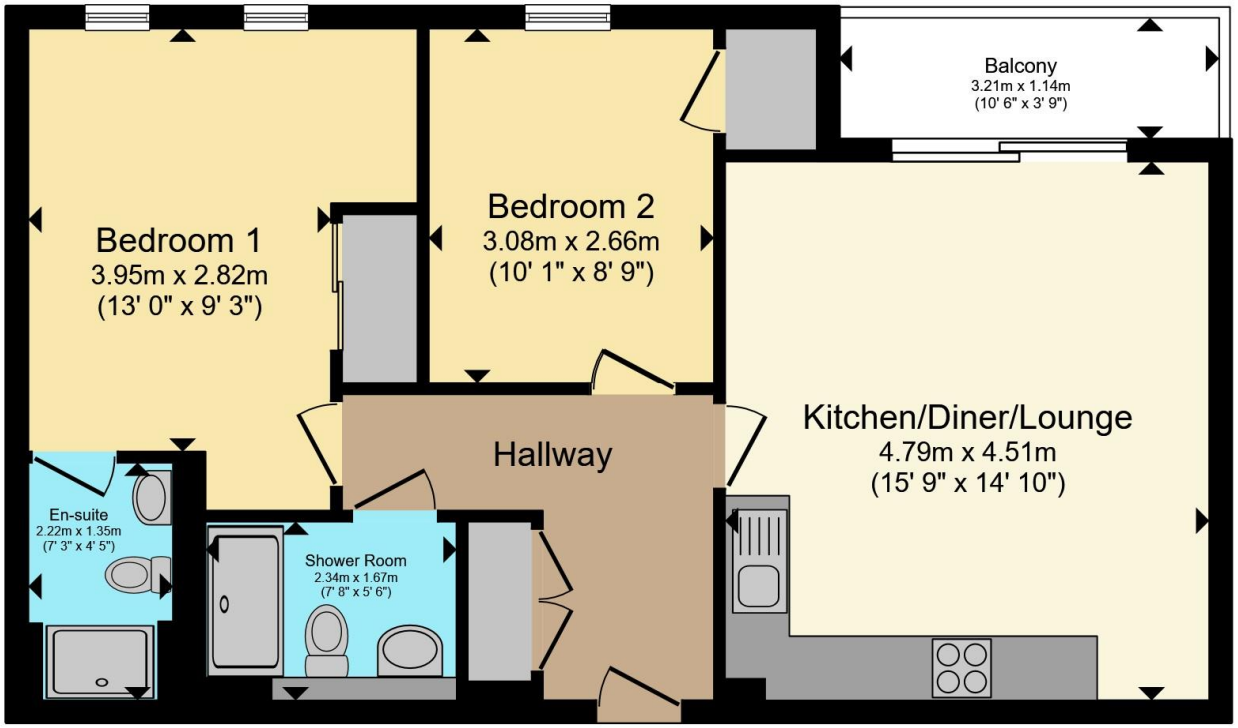
Balcony

10' 6" x 3' 9" (3.20m x 1.14m)
Door to lounge

Parking

One allocated space

TIMES TABLES



Total floor area 64.4 m² (693 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

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To view this property please contact Connells on

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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B

Council Tax Band: C

Service Charge: 1770.80

Ground Rent: 256.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312959

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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