



**Connells**

Putman Street  
Aylesbury



## Property Description

This beautifully presented two-bedroom second-floor apartment is positioned within the sought-after Holmans Place development, completed in 2018, and offers contemporary living ideal for first-time buyers, professionals, or investors.

The apartment opens into a welcoming entrance hall, providing access to all principal rooms. The main bedroom, located to the front of the property, is bright and well-proportioned with a large window and soft carpeting for comfort. The second bedroom, set to the rear, also enjoys a pleasant outlook and versatile space—perfect as a guest room, nursery, or home office.

Both bedrooms are served by a stylish, modern bathroom, complete with a sleek bath, mixer tap, and overhead shower, finished to a contemporary standard.

At the heart of the home is the spacious lounge/dining area, flooded with natural light through a generous front-aspect window, creating an inviting space for relaxing or entertaining. The modern kitchen is thoughtfully designed with integrated appliances, including a washing machine and dishwasher, offering a clean, streamlined finish. Underfloor heating runs through the hallway, living area, and kitchen, adding an extra touch of comfort.

Externally, the property further benefits from allocated parking, enhancing the practicality of this well-located home.

Presented in excellent condition throughout, this impressive apartment combines modern style, comfort, and convenience—ready to move straight into and enjoy.

## Entrance Hall

Carpet underfoot  
Underfloor heating

## Lounge

14' 7" x 13' ( 4.45m x 3.96m )  
Front aspect window  
Laminate underfoot  
Radiator  
Underfloor heating

## Kitchen

8' 7" x 7' 10" ( 2.62m x 2.39m )  
Window to rear  
Laminate underfoot  
Wall and base units  
Electric hob and oven  
Integrated dishwasher and washing machine  
Underfloor heating

## Bedroom One

12' x 9' 2" ( 3.66m x 2.79m )  
Window to front  
Carpet underfoot  
Radiator

## Bedroom Two

8' 10" x 8' ( 2.69m x 2.44m )

Two windows to rear

Carpet underfoot

Radiator

## Bathroom

WC

Wash hand basin

Bath/mixer with shower

Part tiling

Laminate underfoot

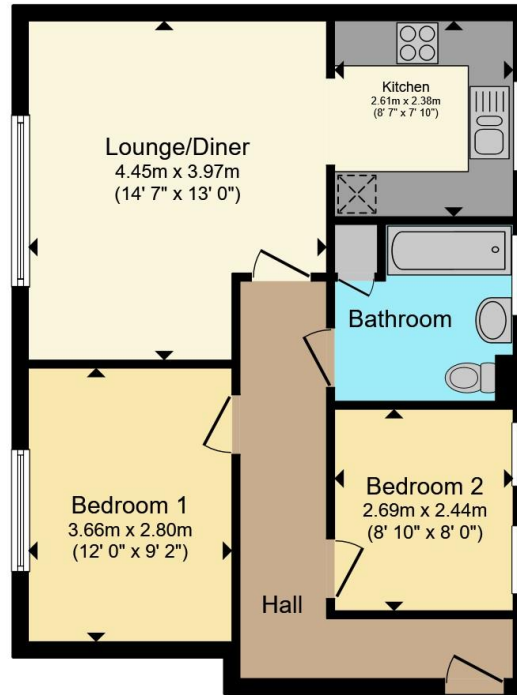
## Parking

Allocated









**Floor Plan**

Total floor area 55.1 m<sup>2</sup> (594 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  
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EPC Rating: C Council Tax Band: C

Service Charge: 1810.00

Ground Rent: 320.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312866](http://connells.co.uk/Property/ALS312866)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2016. 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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