



Connells

The Arc High Street
Aylesbury



Property Description

The apartment is entered through a welcoming entrance hall featuring wooden flooring and a generous built-in storage cupboard, ideal for coats and everyday essentials. From here, the home opens into a bright and spacious open-plan living area, enhanced by sliding patio doors that lead out to the private balcony — a standout space perfect for relaxing or entertaining.

The living area offers ample room for both lounge and dining furniture, while the contemporary kitchen is finished to a high standard with wall and base units and integrated appliances, including a fridge/freezer, dishwasher, electric oven and gas hob.

The accommodation includes two well-proportioned double bedrooms. The master bedroom benefits from a modern en-suite shower room with a fitted shower cubicle, while the second bedroom is served by the main bathroom, presented to a contemporary finish with a bath, mixer tap and overhead shower.

Externally, the property also includes one allocated parking space.

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

Wood flooring
Radiator
Storage cupboard
Intercom

Lounge

Wooden flooring
Radiator
Balcony
Sliding door

Kitchen

Wooden flooring
Electric oven and gas hob
Integrated fridge/freezer
Wall and base units
Dishwasher
Washing machine

Bedroom One

Wooden flooring
Two windows to front
Radiator
Built in wardrobe

En-Suite

Shower cubicle
WC
Wash hand basin
Tiling underfoot

Bedroom Two

Wooden flooring
Radiator
Two windows to front
Storage cupboard

Bathroom

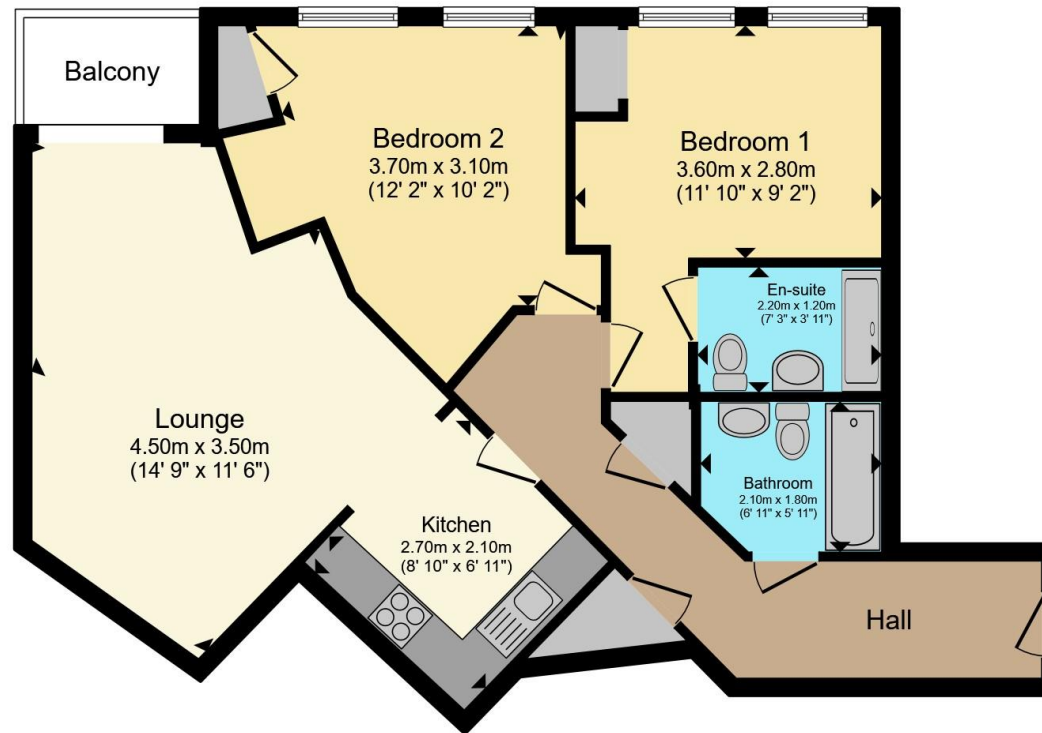
Bath with overhead shower
WC
Wash hand basin
Towel radiator
Tiling underfoot

Parking

One allocated space







Total floor area 73.3 m² (789 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

Connells

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:
 1840.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312161

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

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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