



**Connells**

Putman Street  
Aylesbury



## Property Description

This superbly presented two-bedroom second-floor apartment forms part of the highly desirable Holmans Place development, built in 2018, and offers stylish, contemporary living ideally suited to first-time buyers, professionals, or investors.

Upon entering, you are welcomed by a spacious hallway providing access to all accommodation. The principal bedroom is positioned to the front and offers a bright, well-proportioned space, enhanced by a large window and plush carpeting. The second bedroom, located at the rear, enjoys a pleasant outlook and offers excellent versatility, making it ideal as a guest room, nursery, or home office.

The accommodation is complemented by a sleek, modern bathroom fitted with a contemporary suite, including a bath with mixer tap and overhead shower, all finished to a high standard.

At the heart of the home is the impressive open-plan lounge/dining area, filled with natural light from a generous front-facing window, creating a welcoming space for both relaxation and entertaining. The adjoining kitchen has been thoughtfully designed with a range of integrated appliances, including a washing machine and dishwasher, providing a clean and modern finish. Underfloor heating throughout the hallway, living area, and kitchen adds an extra layer of comfort.

Externally, the property benefits from

allocated parking, further enhancing its practicality

## 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

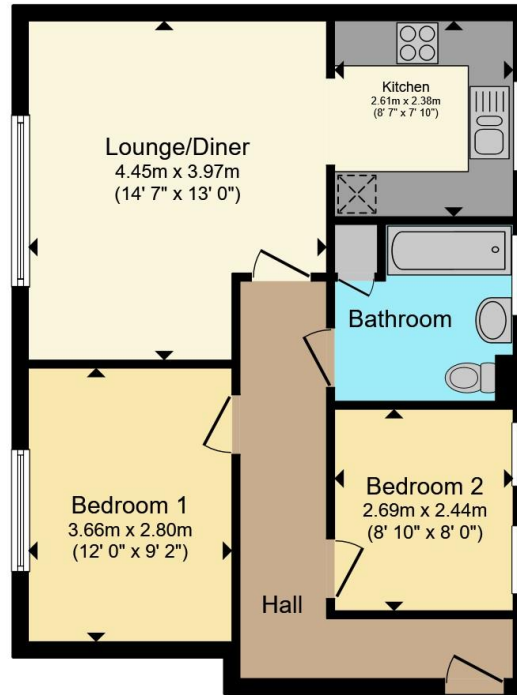
## Parking

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  
 AYLESBURY HP20 2RH

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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