



**Connells**

Stamford House Oxford Road  
Aylesbury



## Property Description

Connells are delighted to present this immaculate and contemporary two-bedroom apartment, situated on the first floor in the charming and historic Old Town of Aylesbury.

Designed for modern living, the property is flooded with natural light and offers a bright and welcoming entrance hall, complete with sleek laminate flooring, an airing cupboard, and a washing machine for added convenience.

The kitchen showcases a stylish and cohesive design, featuring integrated modern appliances and crisp white gloss cabinetry that complements the apartment's airy feel. The family bathroom is finished to a high standard, offering a WC, wash basin, bath with overhead shower, tiled flooring, and partially tiled walls for a clean and polished look. Both double bedrooms are generously sized and have soft carpeting throughout.

Outside, residents can enjoy a beautifully maintained courtyard and the added benefit of secure underground parking. A private gym is also available exclusively for residents, enhancing the lifestyle appeal of this property.

Perfectly positioned for access to local amenities, the apartment is just a short walk from the heart of the Old Town and the

historic St Mary's Church. Nearby, you'll find a vibrant mix of independent boutiques and well-known retailers across Friars Square and Hale Leys shopping centres. Market Square adds to the community charm with its regular open-air markets.

## Entrance Hall

Door to side  
Airing cupboard  
Washing machine

## Kitchen/Lounge

15' 8" max x 14' 7" max ( 4.78m max x 4.45m max )  
Window to front  
Carpet in lounge area  
Radiator  
Wall and base units  
Part tiling  
Electric oven and hob  
Integrated fridge/freezer and dishwasher

## Bedroom One

11' 2" max x 9' 3" max ( 3.40m max x 2.82m max )  
Window to rear  
Carpet underfoot  
Radiator

## Bedroom Two

9' 3" max x 7' 6" max ( 2.82m max x 2.29m max )

Window to rear  
Carpet underfoot  
Radiator

## Bathroom

WC  
Wash hand basin  
Bath/mixer with shower  
Tiling underfoot  
Part tiling  
Towel radiator

## Parking

Secure underground parking (bay 28)









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: D Council Tax  
Band: B

Service Charge:  
1575.00

Ground Rent:  
300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS311249](http://connells.co.uk/Property/ALS311249)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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