



Connells

Walton Street
Aylesbury



Property Description

This stylish one-bedroom apartment is superbly positioned within easy walking distance of Aylesbury town centre, the mainline train station and excellent bus links, making it an ideal choice for commuters and those who enjoy the convenience of town-centre living.

Upon entering, you are welcomed by a spacious entrance hall offering generous built-in storage—perfect for coats, shoes and everyday essentials. The heart of the home is a bright and airy living room, filled with natural light thanks to the elegant Juliet doors, and seamlessly connected to a contemporary kitchen complete with integrated fridge-freezer and slimline dishwasher, providing both practicality and modern appeal. The well-proportioned double bedroom features two rear-aspect windows and cosy plush carpeting, while the property is served by a large family bathroom fitted with a full-size bath and overhead shower.

Additional benefits include lift access to all floors, secure gated parking with one allocated space, and access to a stunning communal rooftop terrace offering panoramic views—an impressive feature perfect for relaxing or entertaining.

Combining comfort, convenience and modern living in one of Aylesbury's most sought-after locations, this apartment is ideally suited to first-time buyers or investors. Early viewing is highly recommended.

Entrance Hall

Wood flooring
Intercom
Storage cupboard with tank and water heater

Lounge

18' 6" x 9' 7" (5.64m x 2.92m)
Carpet underfoot
Juliet balcony
Window to rear

Kitchen

8' 10" x 6' 4" (2.69m x 1.93m)
Wall and base units
Wood flooring
Electric heaters
Integrated fridge/freezer and slim line dishwasher

Bedroom One

12' 1" x 8' 7" (3.68m x 2.62m)
Carpet underfoot
Two windows to rear

Bathroom

Bath/mixer with shower overhead
Tiling
Heated towel radiator
WC

Wash hand basin

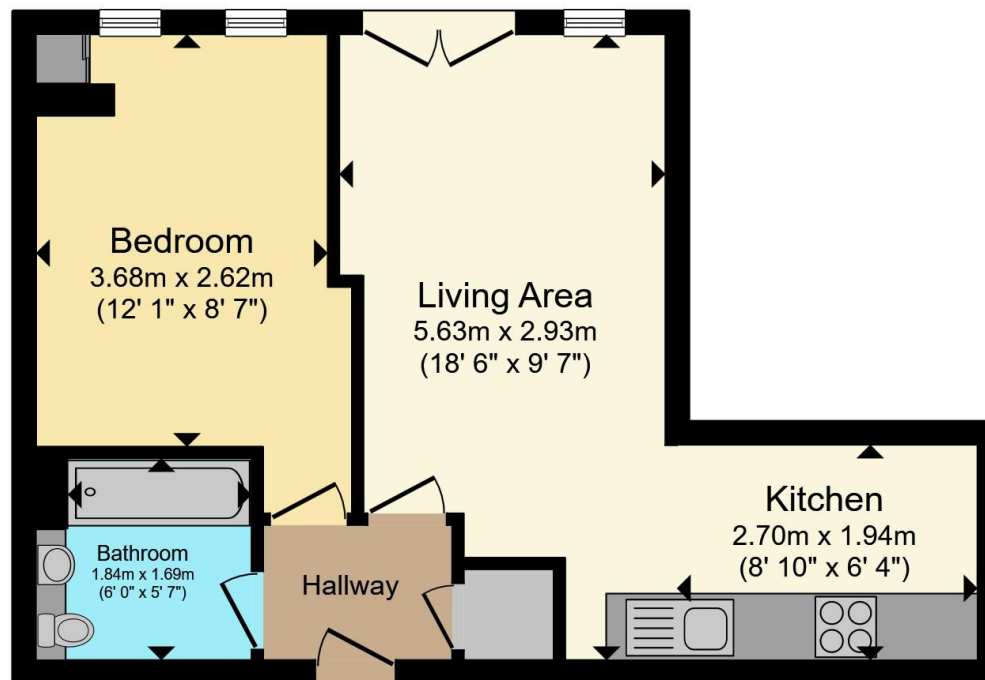
Parking

One allocated space









Floor Plan

Total floor area 37.2 m² (401 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



To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax Band: B

Service Charge: 1100.00

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312852

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2015. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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