



Connells

The Exchange Exchange Street
Aylesbury



Property Description

We are delighted to present this beautifully finished second-floor apartment in the highly sought-after Exchange Street development. Perfectly positioned in the heart of the town centre, the property offers convenient access to shops, restaurants, sports facilities, and bars, while being just a short stroll from the mainline train station with direct services to London Marylebone in approximately 55 minutes.

This stylish home boasts:

- Open-plan living space with a modern kitchen featuring integrated appliances
- Private balcony overlooking a tranquil rooftop garden
- Two spacious double bedrooms, including a master with ensuite shower room
- A contemporary family bathroom
- Long lease providing peace of mind for future ownership
- Option for monthly parking permits at nearby car parks

Finished to a high standard throughout, this apartment combines comfort, convenience, and modern design.

Location Highlights

- Central town location with all amenities within easy reach
- Excellent commuter links: A41 with fast access to the M40 and M25 motorway network

- Vibrant lifestyle with shopping, dining, and leisure facilities on your doorstep

This is truly an exceptional property, and early viewing is strongly recommended. Contact us today to arrange your appointment.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of

the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Front door, phone entry point, cupboard housing plumbing for washing machine.

Living/ Dining / Kitchen

20' 9" MAX x 12' 9" MAX (6.32m MAX x 3.89m MAX)

Window to front aspect, television point, telephone point, radiator, door to balcony.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven, gas hob with extractor, integrated dishwasher and fridge/freezer, breakfast bar area.

Bedroom One

15' MAX x 9' 4" MAX (4.57m MAX x 2.84m MAX)

Window to front aspect, built in wardrobe, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, heated towel rail, part tiled.

Bedroom Two

14' 7" MAX x 9' MAX (4.45m MAX x 2.74m MAX)

Window to front aspect, built in wardrobe, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail, part tiled.

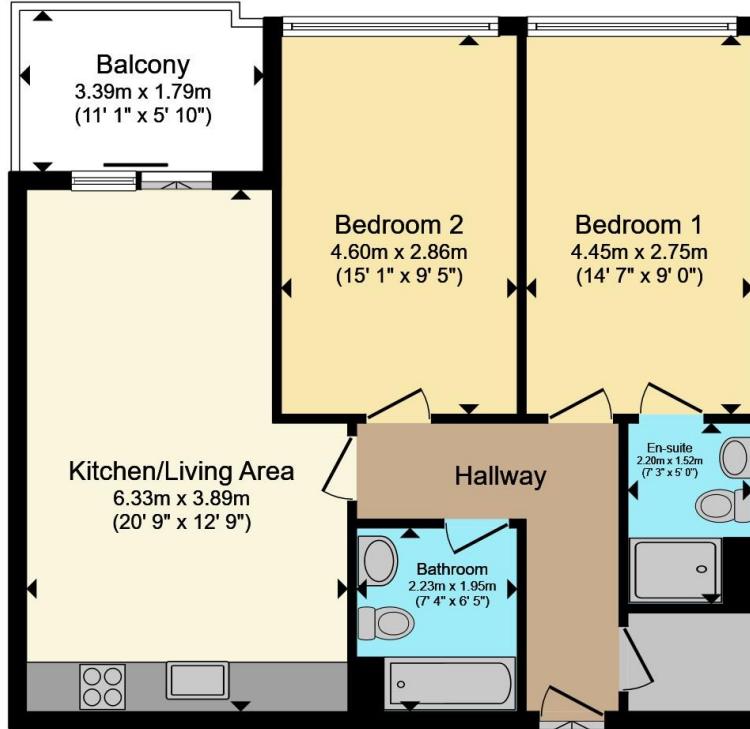
Outside

Private Balcony









Total floor area 66.3 m² (714 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

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To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B
Council Tax
Band: C

Service Charge:
3163.23

Ground Rent:
230.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312721

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 May 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.

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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