



Connells

Putman Street
Aylesbury



Property Description

Set within the modern and well-regarded Holmans Place development, built in 2018, this immaculate two-bedroom second-floor apartment offers stylish, low-maintenance living ideal for first-time buyers, professionals, or investors.

Entering the apartment, you are greeted by a welcoming entrance hall that provides access to all principal rooms. The main bedroom sits to the front of the property and features a bright front-aspect window along with soft carpet underfoot for a cosy finish. Opposite, the second bedroom enjoys rear-aspect windows, also fitted with comfortable carpeting—perfect for use as a guest room, nursery, or home office.

Both bedrooms are served by a contemporary bathroom, fitted with a sleek bath mixer and overhead shower, offering both convenience and modern design.

The spacious lounge/diner is flooded with natural light through a large front-aspect window, creating a warm and inviting area for relaxation and entertaining. Completing the apartment is a modern, well-equipped kitchen featuring integrated appliances, including a dishwasher and washing machine, ensuring everyday ease and a clean, streamlined look. The apartment benefits from underfloor heating in the hallway, living room and kitchen.

Externally, the property benefits from allocated parking, adding to the convenience

of this well-presented home.

With its modern finish, excellent layout, and sought-after development setting, this pristine apartment is ready to move into and enjoy.

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 m² (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



To view this property please contact Connells on

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2 Temple Street
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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

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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