



**Connells**

Bicester Road  
AYLESBURY



## Property Description

Nestled on the highly desirable Bicester Road, this beautifully presented ground floor apartment offers the perfect fusion of comfort and contemporary living. Ideal for first-time buyers, downsizers, or investors, the property features two generously sized bedrooms, each with plush carpeting and front-facing windows that invite in natural light.

Upon entry, a welcoming hallway with a handy storage cupboard sets the tone for the thoughtful design throughout. The spacious open-plan lounge and dining area is bathed in sunlight from both front and rear aspects, creating a warm and inviting space for everyday living or entertaining guests.

The kitchen is a true highlight, showcasing sleek light gloss cabinetry and integrated appliances—including an electric oven, dishwasher, and washing machine—with ample room for a fridge/freezer. The modern bathroom is equally impressive, offering both a bath with mixer tap and a separate shower cubicle for added convenience.

Additional benefits include ground floor access, one allocated parking space, and stylish finishes throughout.

Positioned in a prime location, the apartment enjoys excellent proximity to local amenities, reputable schools, and efficient transport links—providing swift access to Aylesbury

town centre, nearby train stations, and major roadways. This is a rare opportunity to embrace modern living in a sought-after setting.

## Entrance Hall

Door to front  
Storage cupboard

## Lounge/Diner

20' 9" max x 11' 3" max ( 6.32m max x 3.43m max )  
Window to front and rear  
Carpet underfoot  
Two radiators

## Kitchen

10' 3" max x 6' 4" max ( 3.12m max x 1.93m max )  
Window to side  
Vinyl underfoot  
Electric oven  
Wall and base units  
Integrated dishwasher and washing machine  
Space for Fridge/freezer

## Bedroom One

11' 7" max x 9' 7" max ( 3.53m max x 2.92m max )  
Window to front  
Carpet underfoot  
Radiator

## Bedroom Two

9' 7" max x 7' 3" max ( 2.92m max x 2.21m max )

Window to front  
Carpet underfoot  
Radiator

## Bathroom

Window to rear  
Tiling underfoot  
WC  
WHB  
Towel radiator  
Bath/mixer  
Part tiling  
Shaving point

## Parking

One allocated space









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: C Council Tax Band: B

Service Charge: 1500.00

Ground Rent: 325.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312468](http://connells.co.uk/Property/ALS312468)**

This is a Leasehold property with details as follows; Term of Lease 93 years from 01 Oct 2025. 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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