



Connells

Cubitt Street
Aylesbury



Property Description

This well-presented one double bedroom ground floor apartment enjoys a central and convenient location, ideal for those seeking modern living close to local amenities.

The property features a generous open-plan living space, enhanced by dual-aspect windows that fill the room with natural light. The contemporary fitted kitchen includes an electric hob, gas oven, and space for a fridge-freezer, making it both stylish and functional for everyday use.

The apartment benefits from secure intercom access and offers excellent storage, including a large cupboard in the hallway. The double bedroom is well proportioned and served by a family-sized bathroom complete with a bath and overhead shower. For added convenience, the property also includes allocated parking.

Ideally situated, the apartment is within easy reach of the town centre's wide range of shops, bars, and restaurants, with a large Sainsbury's supermarket just a short walk away. Aylesbury's mainline station provides direct links to London Marylebone in approximately 55 minutes, making it perfect for commuters. The property also falls within the catchment area for highly regarded primary and secondary schools, further enhancing its appeal.

Entrance Hall

Storage/airing cupboard
Carpet underfoot
Intercom

Lounge

13' 9" x 12' 5" (4.19m x 3.78m)
Wood flooring
Window to front and side
Two radiators

Kitchen

12' 4" x 6' 8" (3.76m x 2.03m)
Window to rear
Wooden flooring
Wall and base units
Boiler
Electric oven and gas hob
Space for fridge freezer

Bedroom

11' 11" x 10' 5" (3.63m x 3.17m)
Carpet underfoot
Window to side
Radiator

Bathroom

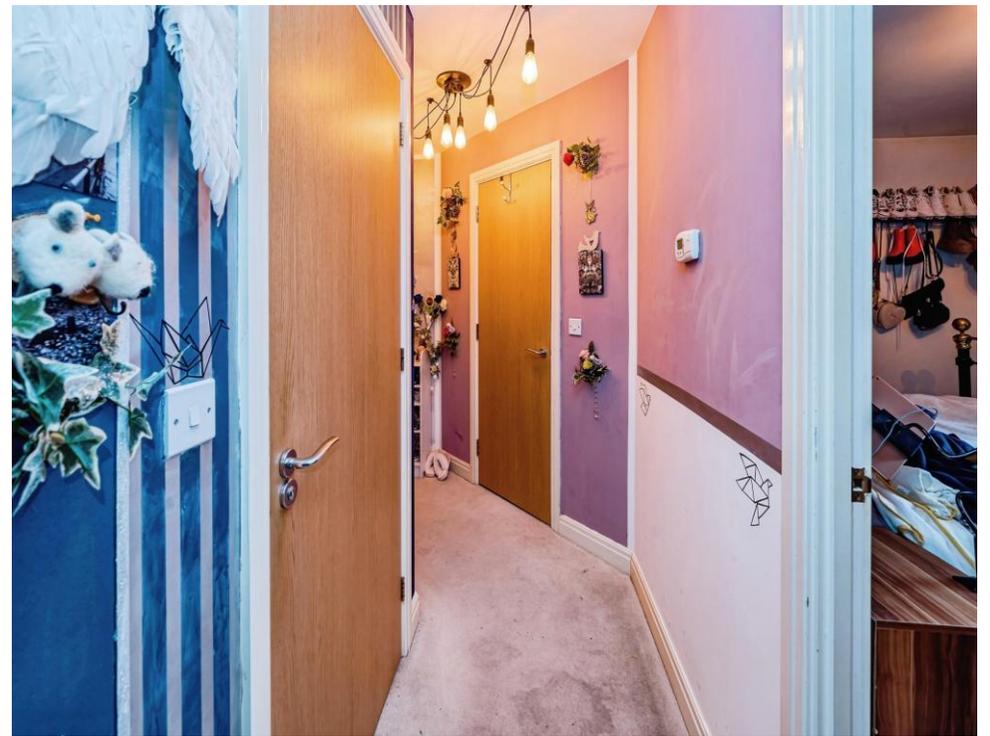
Window to rear
Radiator
Bath with shower overhead
Wash basin

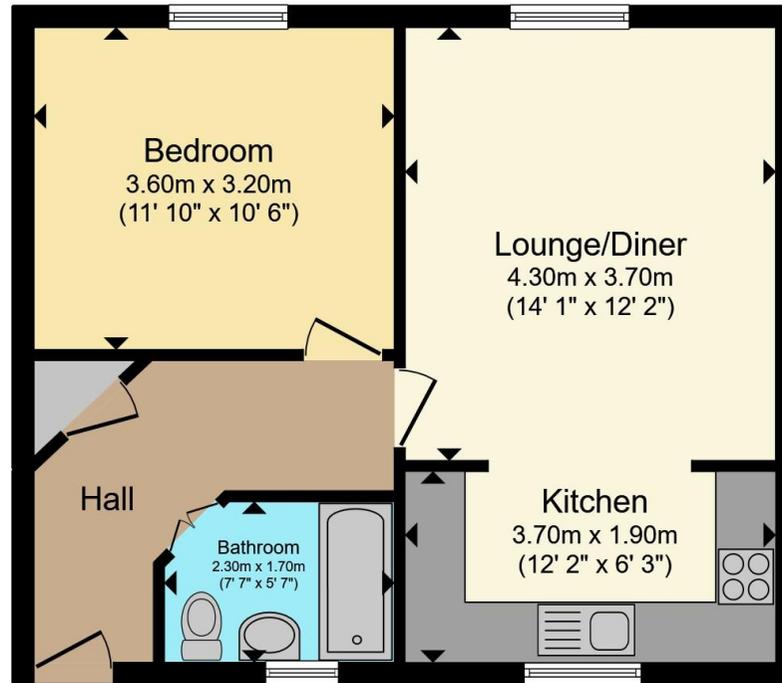
WC
Extractor fan
Tiled walls

Parking

Allocated







Floor Plan

Total floor area 46.6 m² (502 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: 1200.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312849

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2014. 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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