



**Connells**

Wentworth House Oxford Road  
Aylesbury



## Property Description

Introducing a beautifully maintained and contemporary one-bedroom apartment, set on an upper floor and perfectly positioned in Aylesbury's sought-after Old Town.

Designed with modern living in mind, the property enjoys an abundance of natural light throughout.

The welcoming entrance hall features attractive wood-style flooring, leading into a stylish open plan living/kitchen fitted with sleek integrated fridge freezer and dishwasher and high-quality wall and base units that contribute to the home's bright, open feel.

The bathroom has been finished to an impressive standard, offering a WC, basin, and a modern shower cubicle, complemented by tasteful tiling on the floor and walls. The double bedroom provides generous proportions and benefits from built-in wardrobes, along with soft, comfortable carpeting.

Outside, residents have access to a charming and well-kept courtyard area. The property also includes allocated parking for added peace of mind, as well as exclusive entry to a private on-site gym, elevating the lifestyle on offer.

Positioned in an excellent location, the apartment is within easy reach of a variety of local shops, facilities, and amenities.

## Entrance Hall

Window to front  
Radiator

## Lounge/Kitchen

13' x 12' 1" ( 3.96m x 3.68m )  
Window to front  
Window to side  
Integrated dishwasher and fridge freezer  
Sink/drainer  
Extractor fan  
Wall and base units  
Electric hob and oven  
Skylight window  
Wooden flooring

## Bedroom

11' 8" x 10' 3" ( 3.56m x 3.12m )  
Carpet underfoot  
Storage cupboard  
Built in wardrobe  
Radiator  
Skylight window

## Bathroom

Shower cubicle  
WC

Wash hand basin

Part tiled

Towel radiator

## Parking

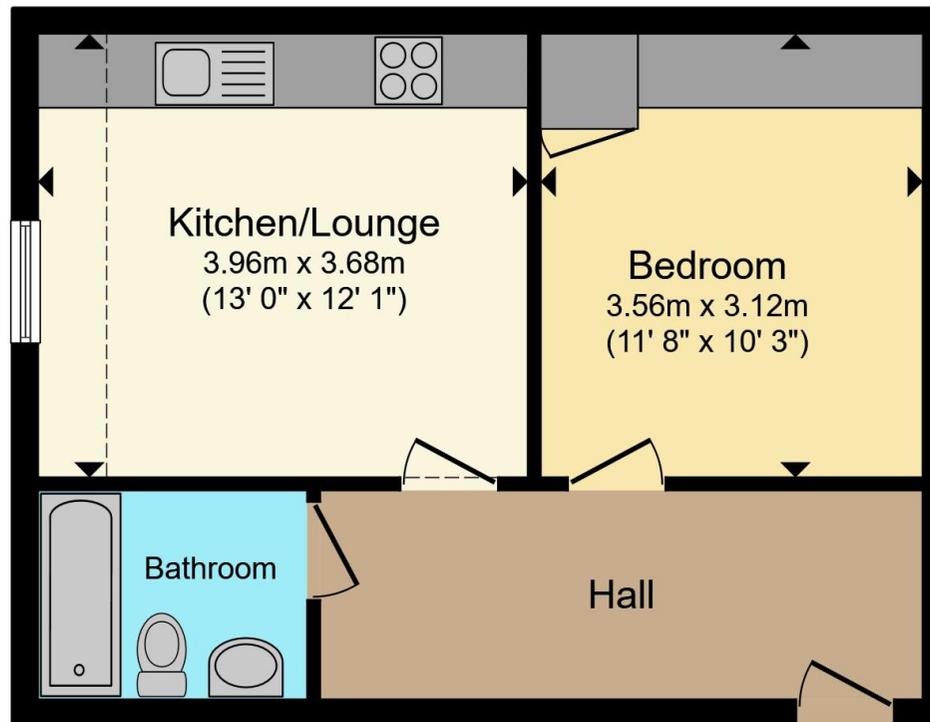
Allocated (bay number 10)

## Residents Gym









Total floor area 39.0 m<sup>2</sup> (420 sq.ft.) approx

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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: B

Service Charge:  
 1338.91

Ground Rent:  
 300.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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