

2 Bedroom Modern Apartment CENTRAL LOCATION

FLAT 34, THE EXCHANGE
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LOCATION

Experience the pinnacle of urban living at The Exchange, Aylesbury.

Nestled in the heart of the town's redevelopment, this dynamic hub seamlessly integrates modernity with tradition. Boasting a blend of residential, commercial, and leisure spaces, it epitomizes innovative urban planning. The Exchange enjoys unmatched connectivity with

THIS HOME FEATURES

SECURE ENTRANCE
LIFT TO ALL FLOORS
TWO DOUBLE BEDROOMS
ENSUITE SHOWER
BALCONY WITH URBAN VIEW
OPEN PLAN LIVING SPACE
MODERN KITCHEN
TOWN CENTRE LOCATION
WALK TO TRAIN STATION

Aylesbury's London-bound mainline train station just a short stroll away, ensuring effortless commuting. A secure communal entrance and elevator enhance accessibility, while the two-bedroom apartments offer contemporary living at its finest.

LIVING AREA

BEDROOMS

Two bedrooms, master bedroom with built in wardrobes and ensuite shower.

BATHROOMS

Modern fitted bathroom comprises panel bath, wash hand basin and low-level WC, ensuite shower to main bedroom.

LIVING SPACE

Open plan living and dining room, open to kitchen. Patio doors to balcony space, with urban view.

KITCHEN

Modern kitchen with units at base & eye level, work surface with integrated oven with hob and extractor over, sink and drainer, splash back surrounds, integrated appliances include fridge/freezer and washing machine.



PROPERTY SUMMARY

WeSoldit.co.uk are delighted to introduce to the market an exquisite modern third-floor two-bedroom apartment, conveniently located within Aylesbury's Town Centre . This prime position offers residents easy access to Aylesbury's London-bound mainline train station, making it an ideal choice for those seeking both convenience and connectivity. Accessed through a secure communal entrance benefitting from a security entrance telephone system, providing peace of mind. Adding to the appeal is the presence of a lift servicing all floors, enhancing accessibility for all residents.

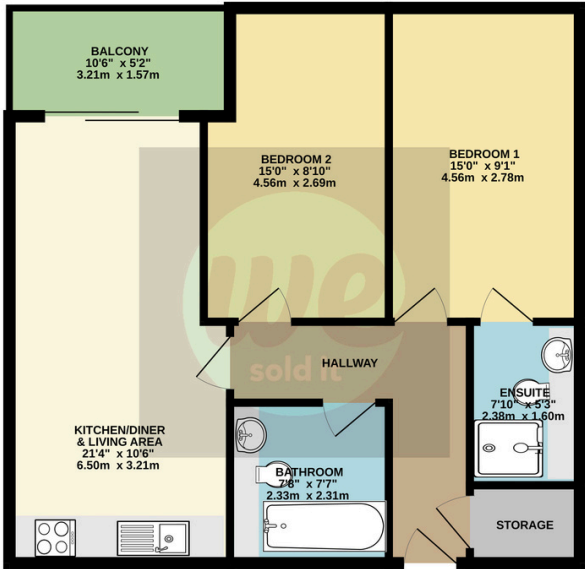
Upon entering the apartment, you are greeted by a welcoming entrance hall that guides you into the well-designed living spaces. The accommodation includes two generously proportioned double bedrooms, with the main bedroom boasting the added luxury of an ensuite shower. The main bathroom exudes modernity and functionality, catering to both comfort and style.

The heart of the apartment is the open plan living and dining area, seamlessly merging relaxation and entertainment, french-style patio doors leading to the balcony. This inviting space is complemented by a modern fitted kitchen

An unmissable opportunity awaits to become a part of this contemporary masterpiece nestled within The Exchange. Reflecting modern urban planning at its finest, The Exchange harmoniously blends residential, commercial, and recreational spaces and its strategic location in the heart of Aylesbury underlines its significance as a progressive project, celebrating the town's growth while honoring its storied heritage. Don't miss this exciting opportunity to live within a development that embodies the essence of modern living in the heart of Aylesbury.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



OUTSIDE

Balcony enjoying urban views

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



*Fastest Train from Aylesbury to London Marylebone

