

2 Bedroom PENTHOUSE SUITE

CENTRAL LOCATION

35 THE ARC, EXCHANGE STREET
AYLESBURY, BUCKINGHAMSHIRE, HP20 1FF



£350,000

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LOCATION

The Arc, Aylesbury, is a contemporary and vibrant residential development located in the heart of this historic Buckinghamshire town. This modern complex offers a selection of stylish apartments designed to meet the demands of modern living. The Arc is distinguished by its striking architecture, well-maintained communal spaces, and its prime location overlooking the tranquil Vale of Aylesbury Park. Residents enjoy easy

THIS HOME FEATURES

- SECURE ENTRANCE
- LIFT TO ALL FLOORS
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER
- DUAL BALCONIES
- URBAN & RURAL VIEWS
- OPEN PLAN LIVING SPACE
- MODERN KITCHEN
- TOWN CENTRE LOCATION
- WALK TO TRAIN STATION

access to a range of amenities, including shops, restaurants, and leisure facilities, while excellent transport links, including the nearby Aylesbury mainline station, provide convenient connections to London and beyond. Park. The Arc perfectly combines urban convenience with the serenity of its green surrounding.



BEDROOMS

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

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. Bi-folding doors to larger balcony space, with views of Vale of Aylesbury Park

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.



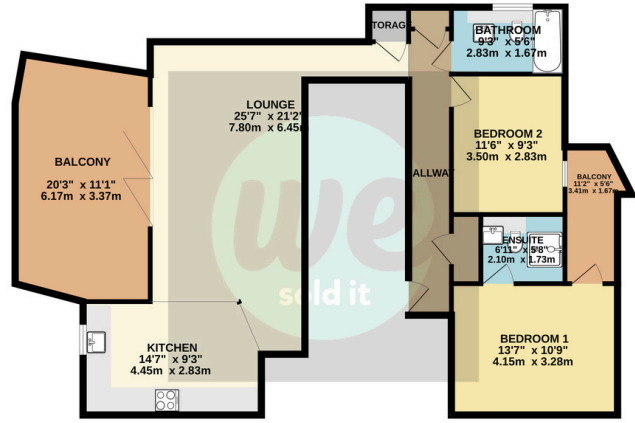
Welcome to the Penthouse at The Arc, Aylesbury—a stunning two-bedroom apartment offering views over the Vale of Aylesbury Park, Central Aylesbury and further reaching views of the Chiltern Hills. This exceptional property features two balconies, one measuring approximately 119 sqft and the other 64 sqft, providing ample outdoor space to enjoy. The spacious open-plan living area is a masterpiece of modern design, seamlessly blending a well-equipped contemporary kitchen, dining space, and lounge area, all enhanced by bi-folding doors leading to the larger balcony. Both bedrooms are generously sized, with the master bedroom enjoying an ensuite shower room, while the second bedroom is served by the main family bathroom. The building is equipped with a lift serving all floors, and a secure, covered parking space ensuring convenience. Located centrally, this penthouse offers easy access to a wealth of amenities, leisure activities, and excellent transport links, including Aylesbury's London-bound mainline train station, just a short walk away.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of area, volume, cubic and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The surface, systems and materials shown here will have tested and not guarantee as to their operability or efficiency can be given.

OUTSIDE

Dual Balconies enjoying a mixture of urban and rural views and far reaching views of The Chiltern Hills

VIEWINGS

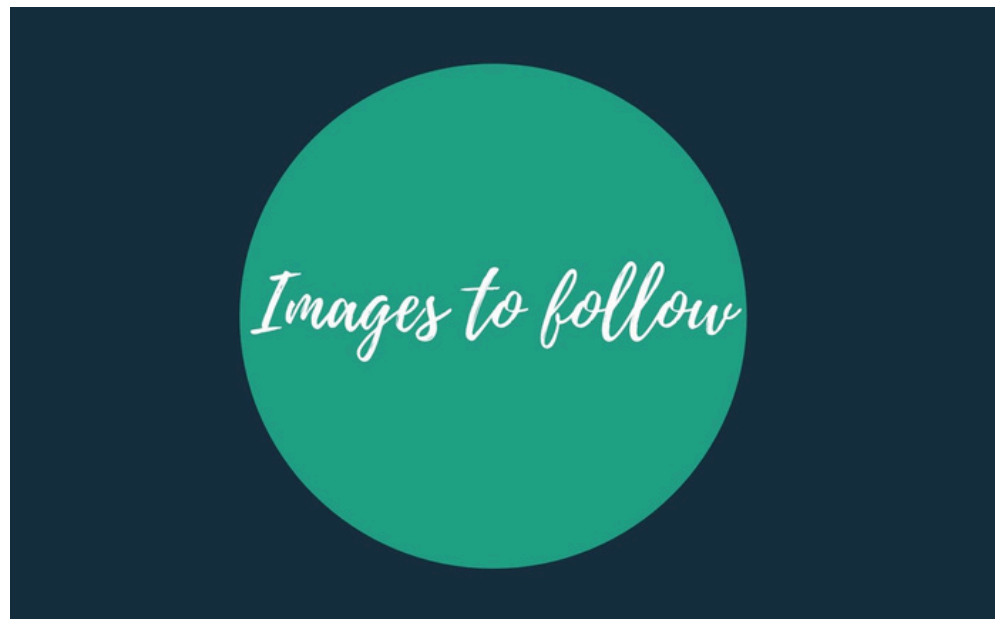
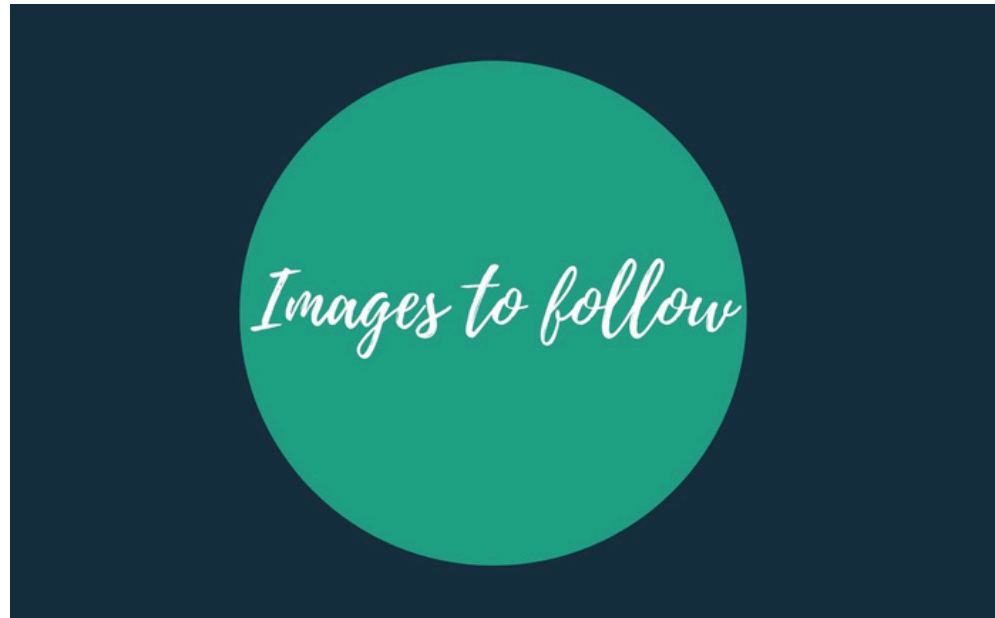
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

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

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