



View of block

**Michael**  
**ANTHONY**

35 The Arc, Exchange Street Aylesbury

**£350,000** Leasehold

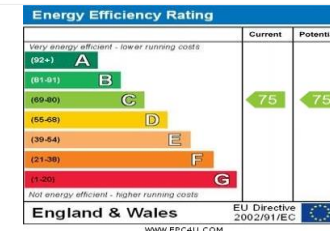
We are delighted to offer to the market this stunning Penthouse apartment which is located in the heart of Aylesbury. Newly built in 2020 the property benefits from a spacious open plan living space with a kitchen with built in appliances. The apartment also has two balconies with views over the town towards the Chiltern Hills. It has gated allocated parking, two double bedrooms, a bathroom and an ensuite and a long lease. It is a short walk into the town centre with all the amenities you would need and it's within easy walking distance to the railway station with a direct link into London. This truly is a rare opportunity to purchase such an outstanding property and a viewing is highly recommended.

# 35 The Arc, Exchange Street

Aylesbury  
Buckinghamshire  
HP20 1FF

- TOWN CENTRE PENTHOUSE APARTMENT
- A SHORT WALK TO SHOP, BARS & RESTAURANTS
- CLOSE TO THE RAILWAY STATION WITH DIRECT LINKS TO LONDON
- NEWLY BUILT IN 2020
- TWO BALCONIES WITH VIEWS TO THE CHILTERN HILLS
- MASTER BEDROOM WITH ENSUITE
- GATED ALLOCATED PARKING
- OPEN PLAN LIVING SPACE
- KITCHEN WITH BUILT IN APPLIANCES
- TWO DOUBLE BEDROOMS
- Council Tax Band: C

LEASE INFORMATION: Lease length: 125 years with 122 remaining. Ground rent: £250 per annum. Maintenance: £1500 per annum.



Michael Anthony Estate Agents 54 Kingsbury Aylesbury Buckinghamshire HP20 2JE  
Tel: 01296 433666 Email: aylesbury@michaelanthony.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 co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to 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. This is advisable, 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 approved details should be requested from the agents