



Boldison Close, Aylesbury HP19 8JL



welcome to

Boldison Close, Aylesbury

Brown and Merry are proud to present this generously proportioned two-bedroom top floor apartment to the market. Boasting a bright and airy open-plan lounge and kitchen area complete with a Juliet balcony, this property offers comfortable modern living. It features two well-sized bedrooms, a stylish family bathroom, and the added convenience of an allocated parking space and loft access. Ideally situated within proximity to the town centre, this apartment combines space, location, and practicality—making it an excellent opportunity for buyers. Early viewings are strongly encouraged.



Accommodation Comprises

Hallway

Kitchen/ Lounge/ Diner

21' max x 12' 10" max (6.40m max x 3.91m max)

Bedroom One

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom Two

10' 6" x 5' 11" (3.20m x 1.80m)

Bathroom

Parking



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.focalagent.com



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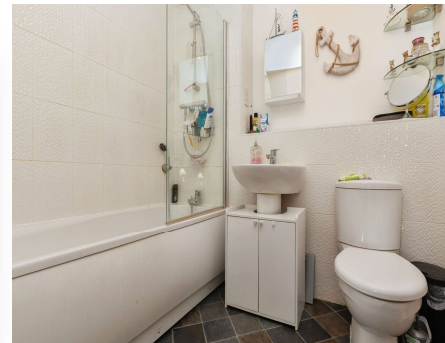
- 2 BEDROOM TOP FLOOR APARTMENT
- JULIET BALCONY
- OPEN PLAN LOUNGE/ KITCHEN
- ALLOCATED PARKING
- WELL PRESENTED
- GOOD FIRST TIME PURCHASE
- SPACIOUS APARTMENT
- CLOSE TO MAINLINE TRAIN STATION (1.1 mile) & BUS STATION (1.0 mile)

Tenure: Leasehold EPC Rating: B Council Tax Band: C Service Charge:
157.00 Ground Rent: 175.00

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 Leasehold packs.

offers in excess of

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115732 - 0010

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