



115 Florey Gardens , Aylesbury, HP20 1RY

Overlooking the Grand Union Canal and within walking distance of Aylesbury town centre and railway station, this spacious third-floor apartment offers two double bedrooms, two bathrooms, secure underground parking and well-proportioned accommodation extending to approximately 726 sq ft.

Positioned within a popular and well-maintained development, the property enjoys attractive canal views whilst benefiting from excellent access to local amenities, shops, restaurants and transport links, making it an ideal purchase for first-time buyers, professionals, downsizers and investors alike.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious sitting room measuring over 18ft in length. Featuring a bay window and additional side windows, the room is flooded with natural light and enjoys pleasant views towards the canal and surrounding greenery, whilst providing ample space for both living and dining furniture.

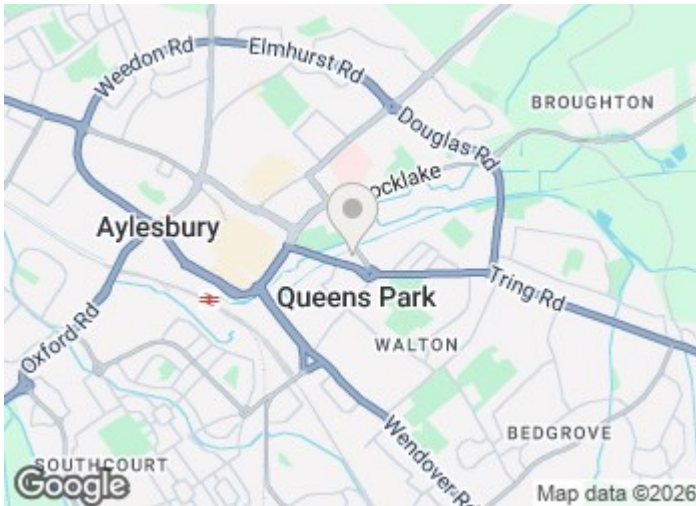
Price Guide £220,000

115 Florey Gardens

, Aylesbury, HP20 1RY



- Third floor apartment
- Walking distance to Aylesbury town centre and railway station
- En-suite shower room to main bedroom
- Controlled vehicle entrance
- Secure underground car park
- Spacious sitting/dining room with bay window



Directions

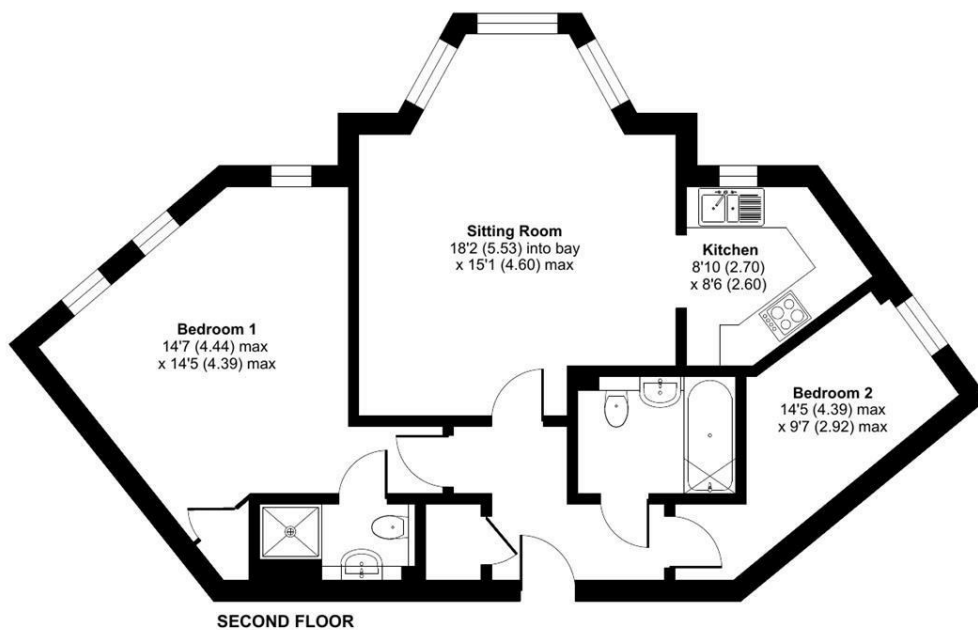


Floor Plan

Florey Gardens, Aylesbury, HP20

Approximate Area = 726 sq ft / 67.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Keller Williams (360 Properties). REF: 1469686

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| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (82 plus) A | | | |
| (81-91) B | | | | (69-81) B | | | |
| (69-80) C | | | | (55-68) C | | | |
| (55-68) D | | | | (39-54) D | | | |
| (39-54) E | | | | (21-38) E | | | |
| (21-38) F | | | | (11-20) F | | | |
| (1-20) G | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

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