



WALTON SQUARE

— AYLESBURY —

HIGH SPECIFICATION STUDIO, ONE BEDROOM
AND TWO BEDROOM APARTMENTS

04 AYLESBURY & THE CHILTERN

06 RETAIL

08 BARS & FINE DINING

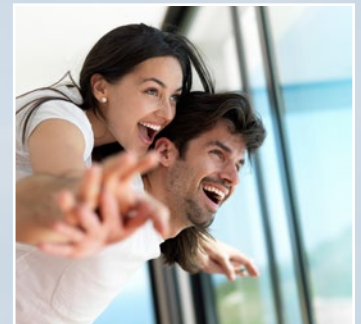
10 CONNECTIONS

12 THE APARTMENTS

16 THE SKY GARDEN TERRACE

18 SPECIFICATION

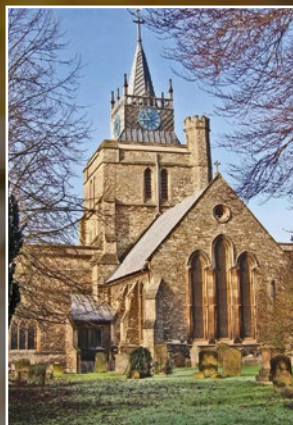
19 MAP & FLOOR PLANS



DISCOVER LUXURIOUS, MODERN LIVING

Offering luxurious living with studio, one and two bedroom apartments, Walton Square provides a modern space that has been created with the most dedicated attention to detail.





FALL IN LOVE WITH THIS TRANQUIL COUNTRY TOWN

Buckinghamshire's Chiltern Hills provides the perfect setting for this stunning new development from Oakmont Homes. Our new apartments at Walton Square are ideally placed for the residents to enjoy all that Aylesbury has to offer.

Aylesbury has been a major market town since Anglo-Saxon times and boasts many elegant Georgian buildings that stand proudly around the early English parish Church of St. Mary.

The County Museum and Art Gallery have been thoughtfully restored and are ideal places to immerse yourself in the

rich cultural and historical heritage of Buckinghamshire.

Lose yourself exploring the traditional open-air markets and numerous other events that are held in Aylesbury's Market Square.

If you love live entertainment then the Waterside Theatre is the perfect place to enjoy the excitement of diverse and dynamic performances.

There are a host of open-air concerts and festivals throughout the year, including the Aylesbury Festival and the world famous Roald Dahl Festival.





A SHOPPING EXTRAVAGANZA

Offering a superb mix of big high street names and charming local independent shops, Aylesbury offers an exciting and eclectic retail experience.

Just a five-minute walk from home, the town centre is host to two main shopping centres, Hale Leys and Friars Square, both offering popular big named brands.

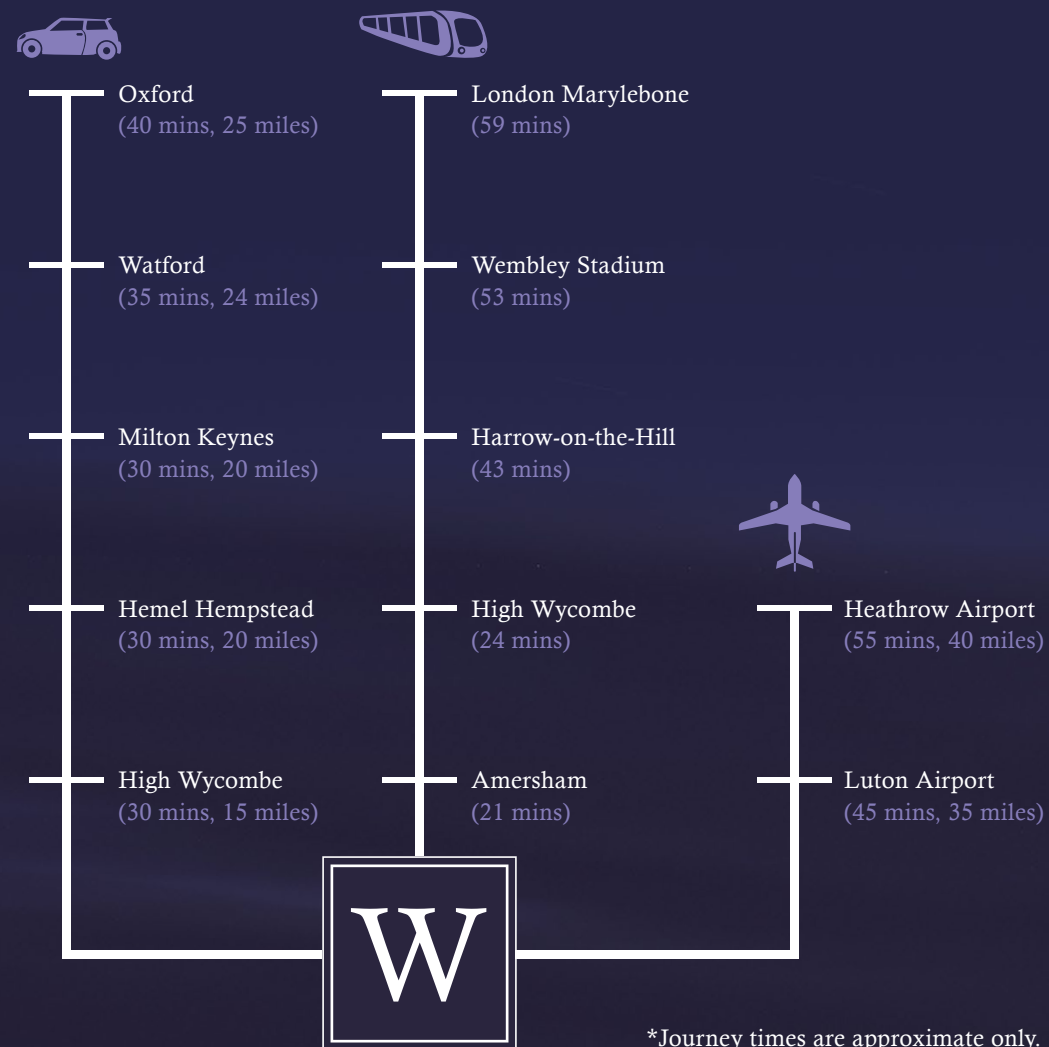
If you are on the hunt for great quality bargains, then head to the shopping streets of Market Square, which also plays host to a variety of events and a traditional market.

Also nearby, you will find all the big, popular supermarket names, Tesco, Morrison's, Sainsbury's, Marks & Spencer and Waitrose are all conveniently located.

SPOILT FOR CHOICE

Aylesbury offers a great choice of dining, with a variety of venues and delicious menus, from cafes like Costa Coffee to bistros and restaurants such as Frankie & Benny's, Prezzo, Pizza Express, Wagamama, Gourmet Burger Kitchen and Nando's. Along with a great selection of traditional English pubs offering a warm welcome, there is something for everyone.





*Journey times are approximate only.



GREAT TRANSPORT LINKS

Walton Square may be surrounded by some of the most beautiful Buckinghamshire countryside, but Central London is only an hour away. Whether you are heading to the capital for work, rest or play, regular rail services allow London to be in easy reach for commuters who can head to London Marylebone Station and be perfectly placed to enjoy everything the city has to offer.

RAIL

Aylesbury mainline station is conveniently located within walking distance of Walton Square and with just one-hour journey time, provides trains travelling to London Marylebone station.

ROAD

The town benefits from good road links to the M25 (via A41), the M1 and the M40. The city of Oxford and Milton Keynes are both less than 25 miles away.

AIR

Heathrow Airport and Luton Airport are within easy reach by road, making it stress-free if you need to jump on a plane for business or for your next family holiday.

STYLISH LIVING

The stylish living space creates a beautifully tranquil environment with calm neutrals and timber-effect flooring (*this is an optional extra).





EXTRAVAGANT DINING

Exquisitely designed kitchens available in a choice of three modern colour palettes.



REST & RECHARGE

A beautiful haven with superb finishes and carpets that provides the perfect sanctuary to retreat to at the end of the day.

INDULGENT LUXURY

Bathe in an elegant and luxurious space that offers beautiful clean lines, high-quality floor and wall tiles and stylish feature lighting.



THE SKY GARDEN TERRACE

As part of a planned second phase of the development, we envisage further enhancements for the benefit of residents including a stunning roof top terrace with cool urban furniture and landscaping.



THE DIFFERENCE IS IN THE DETAIL

SLEEK KITCHENS

- Individually designed contemporary kitchen units with integrated handles
- Integrated single oven and ceramic hob
- Integrated extractor to suit design
- Integrated washer/dryer
- Integrated fridge/freezer
- Integrated dishwasher
- Laminate worktops

MODERN BATHROOMS

- Contemporary wall-mounted basin with single chrome mixer tap
- Bath with fixed shower head and integrated chrome wall-mounted triple mixer plate
- Glass shower screen
- Modern chrome heated towel rail
- Ceramic floor and wall tiling

SAFETY & SECURITY

- Smoke alarms hard-wired to mains supply with battery backup
- 10 Year Housing Warranty (CML compliant) issued on building completion
- Private door entry system to each apartment

ELECTRICAL FITTINGS & HOME ENTERTAINMENT

- LED spotlights throughout
- Television (Sky+, Terrestrial, DAB and FM radio) point to the principal reception room
- Return feed television points to master bedroom and second bedroom (where applicable)
- Wiring to facilitate telephone line to principal reception room and master bedroom
- Appliance grid switch to kitchen

QUALITY FINISHES

- Contemporary white internal doors with polished chrome door furniture
- Fitted carpets (floor optional extras available subject to cut off date)



*Positions are approximate only.

WWW.WALTONSQUARE.COM



For more information,
please visit:

www.oakmonthomes.co.uk



Millars Property Consultants
Octagon House, The Ridgeway,
Mill Hill, London NW7 1RL

Tel: 0208 959 9353

Connells

For sales enquiries:

Connells
2 Temple Street, Aylesbury,
Buckinghamshire HP20 2RH

Tel: 01296 395 111

Disclaimer: This brochure and the information contained within it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed. Apartment designs and layouts are indicative only and may change. Computer-generated images and photographs are indicative only. Any furniture shown is not included. The specification may be subject to change in accordance with permitted variances under the apartment sales contract. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed. Building names used in marketing materials may not necessarily form part of the approved postal address. All sales remain subject to contract. Neither the agents nor any person in their employ has any authority to make or give any representation warranty or guarantee in respect of or in relation to the development.