



***NEW INSTRUCTION* - GROUND FLOOR APARTMENT *CLOSE TO STATION *ALLOCATED PARKING**

A fantastic ground floor 2 Bedroom unfurnished apartment, situated in the popular Berryfields development a stones throw from Aylesbury Vale Parkway station and close to the town centre. Superbly finished throughout, this apartment is ideal for a young professional or a couple. Accommodation consists of entrance hall, large open plan lounge/diner, fully fitted kitchen with white goods, 2 bedrooms (one with en-suite) and family bathroom. Other benefits include security entry phone, gas central heating, double glazing, and allocated parking.

Call or email now to arrange a viewing.

One week holding deposit required to secure - £321.92

£1,350 Per Calendar Month

35 Pondcroft, Aylesbury, HP18 0FS

Lounge / dining room

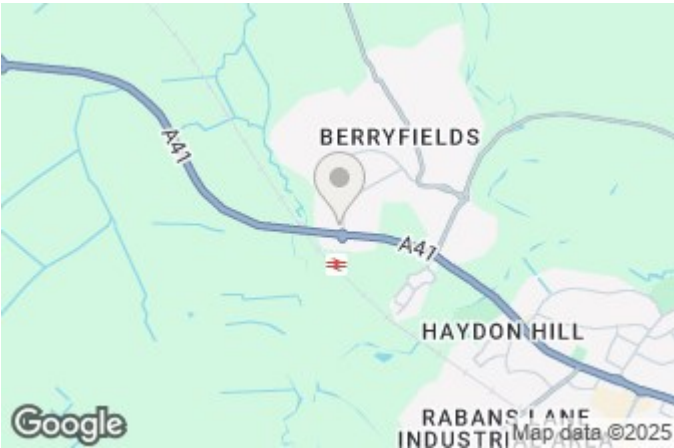
19'3 x 13'5

Bedroom

10'4 x 10'5

Bedroom

8'9 x 10'6



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

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

hillyards.