



CARRICK STREET, BERRYFIELDS, AYLESBURY

£220,000
LEASEHOLD

A very well presented TWO DOUBLE BEDROOM first floor apartment situated within WALKING DISTANCE TO THE TRAIN STATION on the popular Berryfields estate. The property benefits from: Kitchen with fitted appliances - Balcony - Allocated parking.



CARRICK STREET

• BERRYFIELDS • FIRST FLOOR FLAT • TWO BEDROOMS • BALCONY • WALKING DISTANCE TO TRAIN STATION • EN SUITE TO MAIN BEDROOM • ALLOCATED PARKING • SPACIOUS LIVING ROOM • UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING • KITCHEN WITH FITTED APPLIANCES



LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and primary school.

ACCOMMODATION

This well presented two bedroom first-floor flat offers a contemporary living experience with a spacious, bright open plan living area that opens onto a private balcony.

The modern kitchen is fully fitted with integrated appliances, making it ideal for those who enjoy cooking and entertaining. The sleek design ensures both style and functionality, with plenty of storage and worktop space.

The property comprises two well sized bedrooms. The master bedroom benefits from its own en suite bathroom, offering additional privacy and convenience. The second bedroom is versatile, making it perfect for guests, a home office, or a children's room.

In addition to the en suite, there is a separate family bathroom complete with contemporary fixtures and fittings.

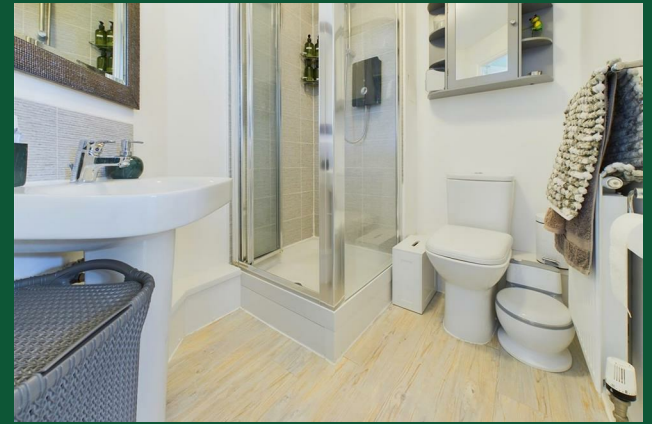
Further highlights include allocated parking, ensuring ease of access and security for residents.

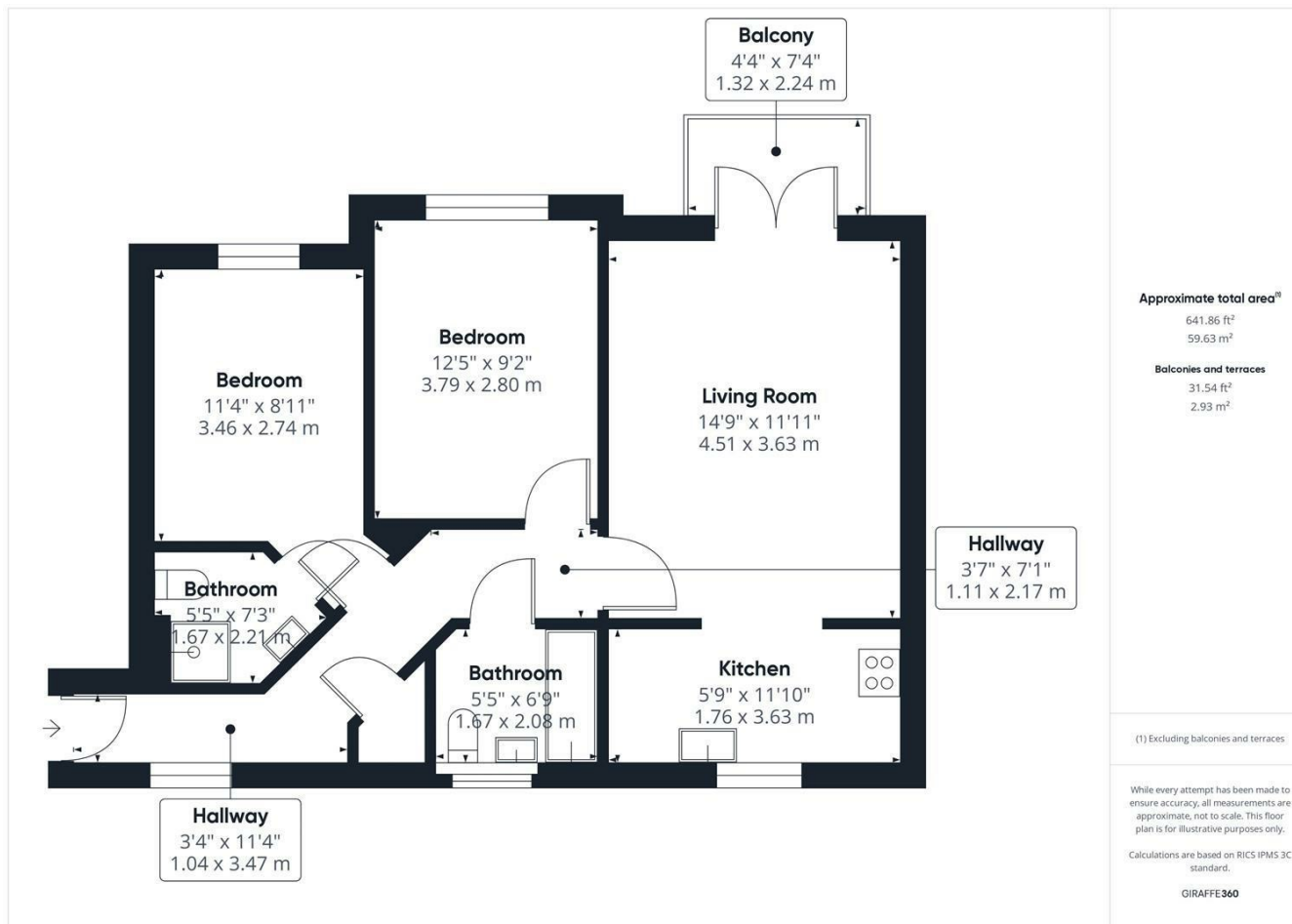
This property is an excellent opportunity for those looking for a modern, comfortable home with a convenient location and quality amenities.

AGENT NOTES

LEASE INFO - 100 year lease, 90 years left. Ground Rent £250 approx per annum. Service Charge £280 approx per month.

CARRICK STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

