

2 Bedroom Maisonette

7 ELMORE STREET, BERRYFIELDS
AYLESBURY, HP18 0XE



£1300 pcm

TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



LOCATION

Berryfields is a popular modern development located on the outskirts of Aylesbury offering amenities such as Sainsbury's local, takeaway and a coffee shop schooling and transport links. Educational needs are met by the on-development primary and secondary schools. The mainline train station connects with London Marylebone in just under an hour.

THIS HOME FEATURES

GROUND FLOOR MAISONNETTE
ALLOCATED PARKING
WALK TO SHOPS
WALK TO STATION
WALK TO SCHOOL
GAS CENTRAL HEATING
IMMACULATE CONDITION

With green spaces and parks located within the development, open countryside surrounding, and the Waddesdon Greenway walkway leading to Waddesdon Manor a host of outdoor activities await.



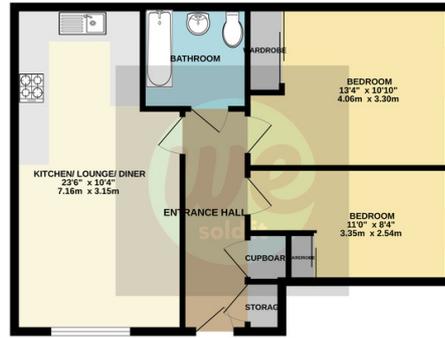
PROPERTY SUMMARY

Nestled in the heart of Berryfields, Aylesbury, this ground floor two-bedroom maisonette offers comfortable and convenient living. The well-designed layout features an entrance hall, two bedrooms with built-in wardrobes, a modern bathroom, and a bright open-plan living, dining, and cooking space. Additionally, the property benefits from allocated parking and is within walking distance to a London-bound mainline train station, making it an ideal choice for commuters.



GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 597 sq.ft. (55.4 sq.m.) approx.
NOTE: All dimensions are given as approximate and are for illustrative purposes only. Dimensions are given in feet and inches and may vary slightly from the actual dimensions of the property. The floor plan is not to scale and is for illustrative purposes only. The floor plan is not to scale and is for illustrative purposes only. The floor plan is not to scale and is for illustrative purposes only.



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



Tel. 01296 761331
hello@WeSoldIt.co.uk