



Connells

Wyatt Way
Aylesbury



Property Description

Upon entering, you're greeted by a welcoming hallway featuring two generous storage cupboards—ideal for coats, shoes, and everyday essentials. The double bedroom enjoys a front-aspect window and soft carpet underfoot, creating a peaceful retreat. Adjacent to the bedroom is a contemporary bathroom suite, complete with a bath and mixer tap, plus an overhead shower for added practicality. The kitchen is finished to a high modern specification, with light-coloured wall and base units that enhance the bright, airy feel throughout. Integrated appliances include a fridge/freezer, dishwasher, , electric oven, and gas hob—perfect for those who enjoy cooking and entertaining. The lounge area offers a cosy and relaxing space, flooded with natural light from the French doors that open to the communal garden space.

Externally, the property benefits from one allocated parking space in bay 231, providing ease and security for residents. This stylish apartment is ideal for professionals, first-time buyers, or investors seeking a well-connected and vibrant location.

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development is home to Aylesbury Parkway train station which offers services into London Marylebone in approx. 1 hour and 5 minutes. There are shops on the development including a Sainsbury local, coffee shop, fish and chip shop and more.

Entrance Hall

Door to side
Vinyl underfoot
Two storage cupboards, one cases the boiler

Lounge

14' 9" max x 10' 7" max (4.50m max x 3.23m max)
French doors to front
Carpet underfoot
Radiator

Kitchen

9' 4" max x 6' 5" max (2.84m max x 1.96m max)
Window to rear
Tiling underfoot
Wall and base units
Integrated fridge/freezer and dishwasher
Electric oven and gas hob

Bedroom

10' 9" max x 10' 3" max (3.28m max x 3.12m max)
Window to front
Carpet underfoot
Radiator

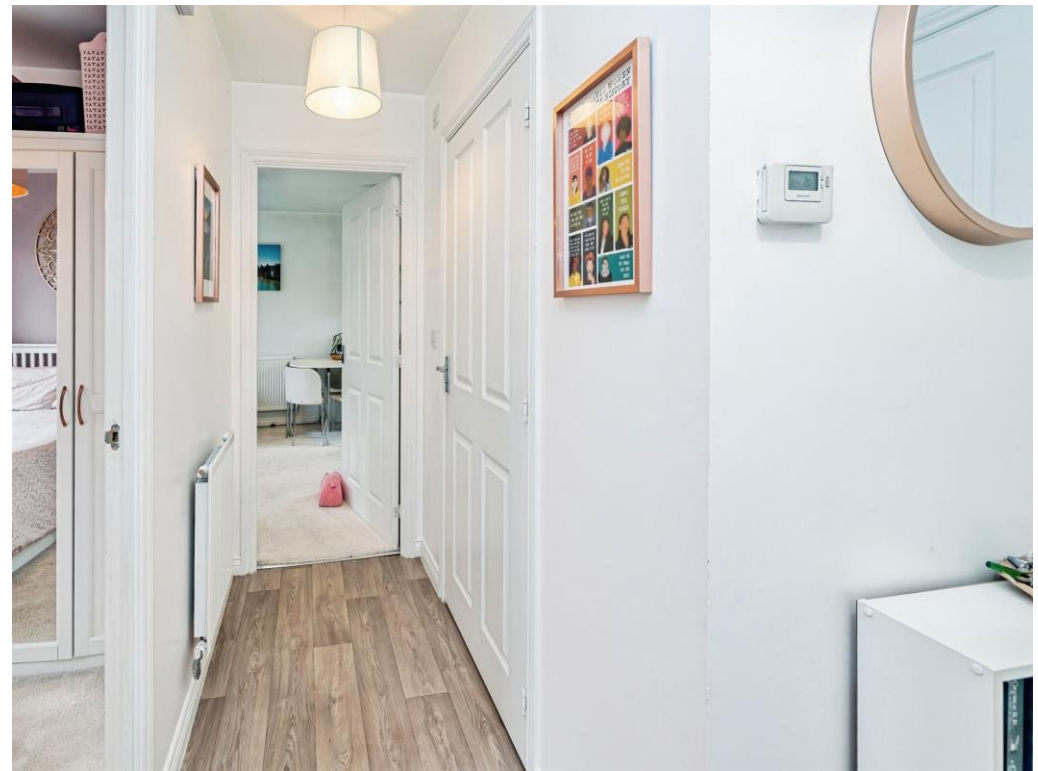
Bathroom

Window to rear
Tiling underfoot

WC
Wash hand basin
Part tiling
Radiator
Bath/mixer with shower

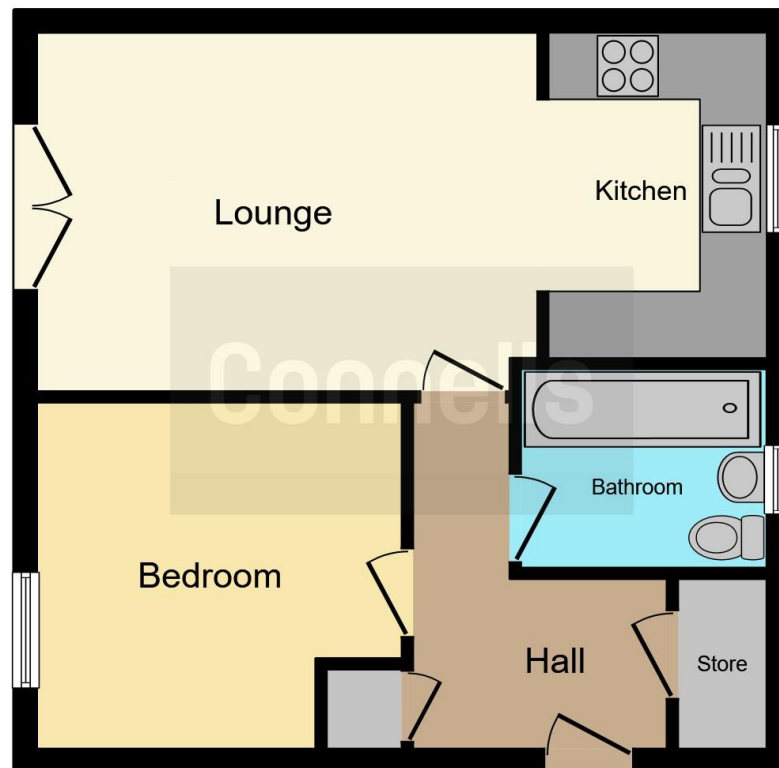
Parking

Allocated (bay 231)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2784.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312610

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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