



**Barland Way, Aylesbury HP18 0UZ**



**welcome to**

## **Barland Way, Aylesbury**

Brown & Merry are pleased to offer for sale this spacious and well-presented two bedroom first floor apartment being situated within this popular modern development being close to local amenities and Aylesbury Vale Parkway Railway Station (0.9 miles). The property features double glazing, gas heating system with radiators, entrance hall, lounge/dining room opening to modern fitted kitchen with integrated appliances, bedroom with en-suite shower room, bedroom two, bathroom, allocated parking. Internal viewing is highly recommended to fully appreciate this apartment.



## Accommodation Comprises

### Entrance Hall

### Lounge/Dining Room

14' 7" x 11' 11" ( 4.45m x 3.63m )

### Kitchen

11' 11" x 5' 11" ( 3.63m x 1.80m )

### Bedroom One

11' 5" x 8' 9" ( 3.48m x 2.67m )

### En-Suite

### Bedroom Two

12' 5" x 9' 4" ( 3.78m x 2.84m )

### Bathroom

### Outside

### Allocated Parking



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](http://www.focalagent.com)



**view this property online** [brownandmerry.co.uk/Property/AYL115220](http://brownandmerry.co.uk/Property/AYL115220)



welcome to

## Barland Way, Aylesbury

- POPULAR BERRYFIELDS DEVELOPMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN
- ALLOCATED PARKING
- MUST BE VIEWED

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of  
**£215,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/AYL115220](https://brownandmerry.co.uk/Property/AYL115220)



Property Ref:  
AYL115220 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01296 488111**



[Aylesbury@brownandmerry.co.uk](mailto:Aylesbury@brownandmerry.co.uk)



5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN



**[brownandmerry.co.uk](https://brownandmerry.co.uk)**