



Purssell Road, Weston Turville Aylesbury HP22 3AS

welcome to

Purssell Road, Weston Turville Aylesbury

Brown & Merry are pleased to offer for sale this spacious two double bedroom apartment being situated within the popular Aston Reach development, close to the A41 and an internal viewing is highly recommended. The property features double glazing, gas heating system with radiators, entrance hall, open plan living/dining/kitchen, master bedroom with en-suite shower room, further double bedroom, modern bathroom suite, allocated parking.



Accommodation Comprises:

Entrance Hall

Living/Dining/Kitchen

20' 8" x 15' 5" (6.30m x 4.70m)

Master Bedroom

11' 11" x 10' 11" (3.63m x 3.33m)

En-Suite Shower Room

Bedroom Two

11' 4" x 10' 1" (3.45m x 3.07m)

Bathroom

Outside

Allocated Parking

Agents Note

Please note this property is leasehold. The vendor has made us aware that the price includes all furniture and appliances.



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



view this property online brownandmerry.co.uk/Property/AYL115667



welcome to

Purssell Road, Weston Turville Aylesbury

- ASTON REACH DEVELOPMENT
- CLOSE TO A41
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING/KITCHEN
- EN-SUITE TO MASTER BEDROOM
- BATHROOM
- ALLOCATED PARKING
- LEASEHOLD PROPERTY

Tenure: Freehold EPC Rating: B
Council Tax Band: B



Please note the marker reflects the
postcode not the actual property

view this property online brownandmerry.co.uk/Property/AYL115667



Property Ref:
AYL115667 - 0007

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



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



brownandmerry.co.uk