



**Nicholas Charles Crescent, Aylesbury HP18 0GU**

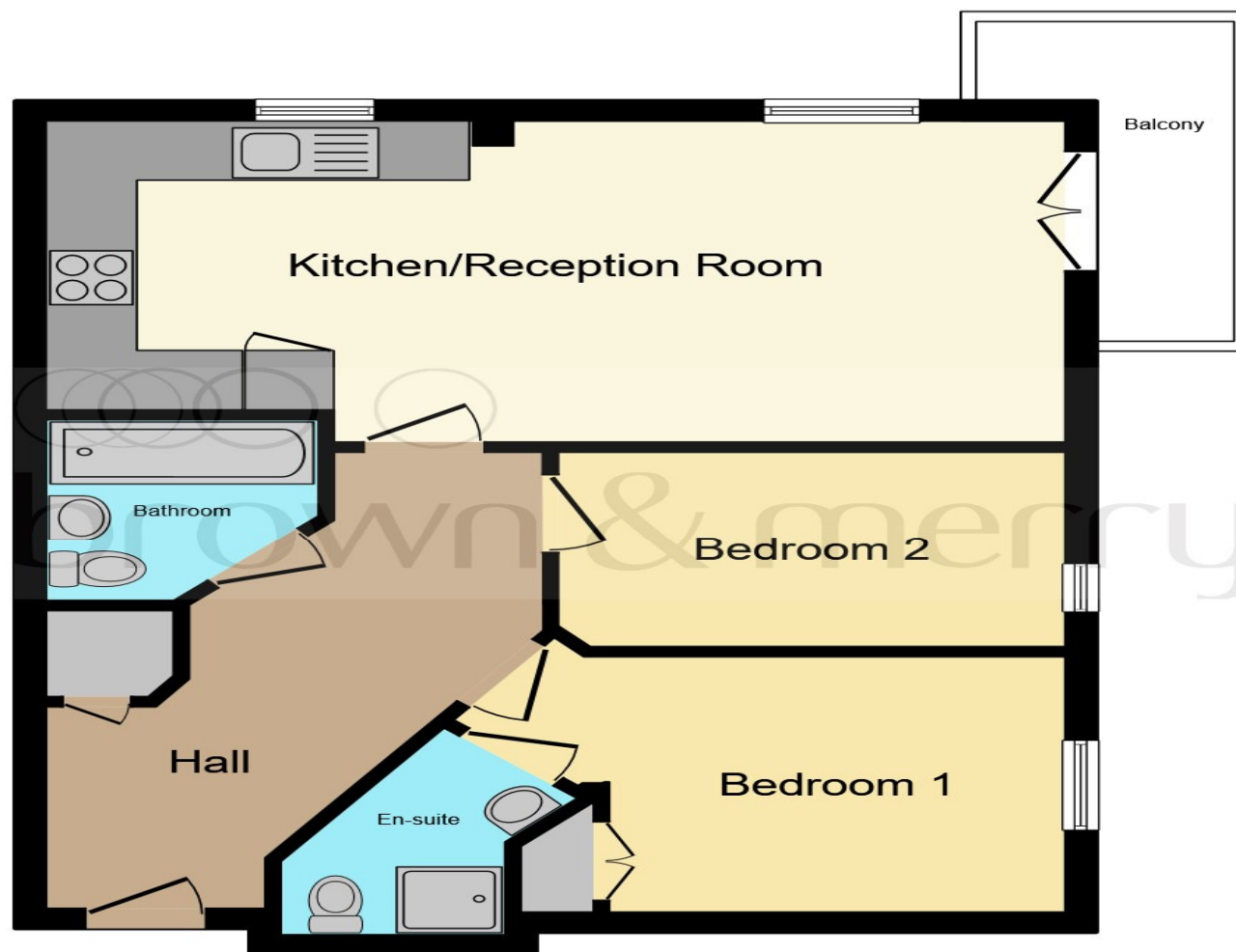


**welcome to**

## **Nicholas Charles Crescent, Aylesbury**

Brown & Merry are pleased to offer for sale this well presented and spacious two bedroom top floor apartment with balcony area and views over roof tops and countryside beyond. The apartment features double glazing, radiator, entrance hall, open plan living/dining room with access to balcony area and opening to modern fitted kitchen with built in appliances, master bedroom with en-suite, bedroom two, bathroom, gated access to allocated parking space and communal bike store. Viewing highly recommended. Berryfields is nestling within the countryside on the northern tip of Aylesbury. Berryfields is served by a range of amenities including shops and services catering for everyday needs, primary and secondary schools plus employment areas. For commuters too, Aylesbury Vale Parkway railway station is on the doorstep providing services to London. Berryfields will also offers parks and green spaces with footpaths and play areas for families to enjoy.





## Accommodation Comprises

### Lounge/Dining Room

13' 6" x 10' 10" ( 4.11m x 3.30m )

### Kitchen

9' 10" x 8' 1" ( 3.00m x 2.46m )

### Bedroom One

8' 5" x 9' 11" +wardrobe ( 2.57m x 3.02m  
+wardrobe )

### En-Suite

### Bedroom Two

6' 6" x 11' 6" ( 1.98m x 3.51m )

### 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)

welcome to

## Nicholas Charles Crescent, Aylesbury

- TOP FLOOR APARTMENT
- EN-SUITE TO MASTER BEDROOM
- CLOSE TO LOCAL TRAIN STATION
- BALCONY
- POPULAR MODERN DEVELOPMENT
- CLOSE TO LOCAL AMENITIES AND SCHOOL

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1496.98

Ground Rent: 373.91

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/AYL115140](https://www.brownandmerry.co.uk/Property/AYL115140)



Property Ref:  
AYL115140 - 0005

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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.

  
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