



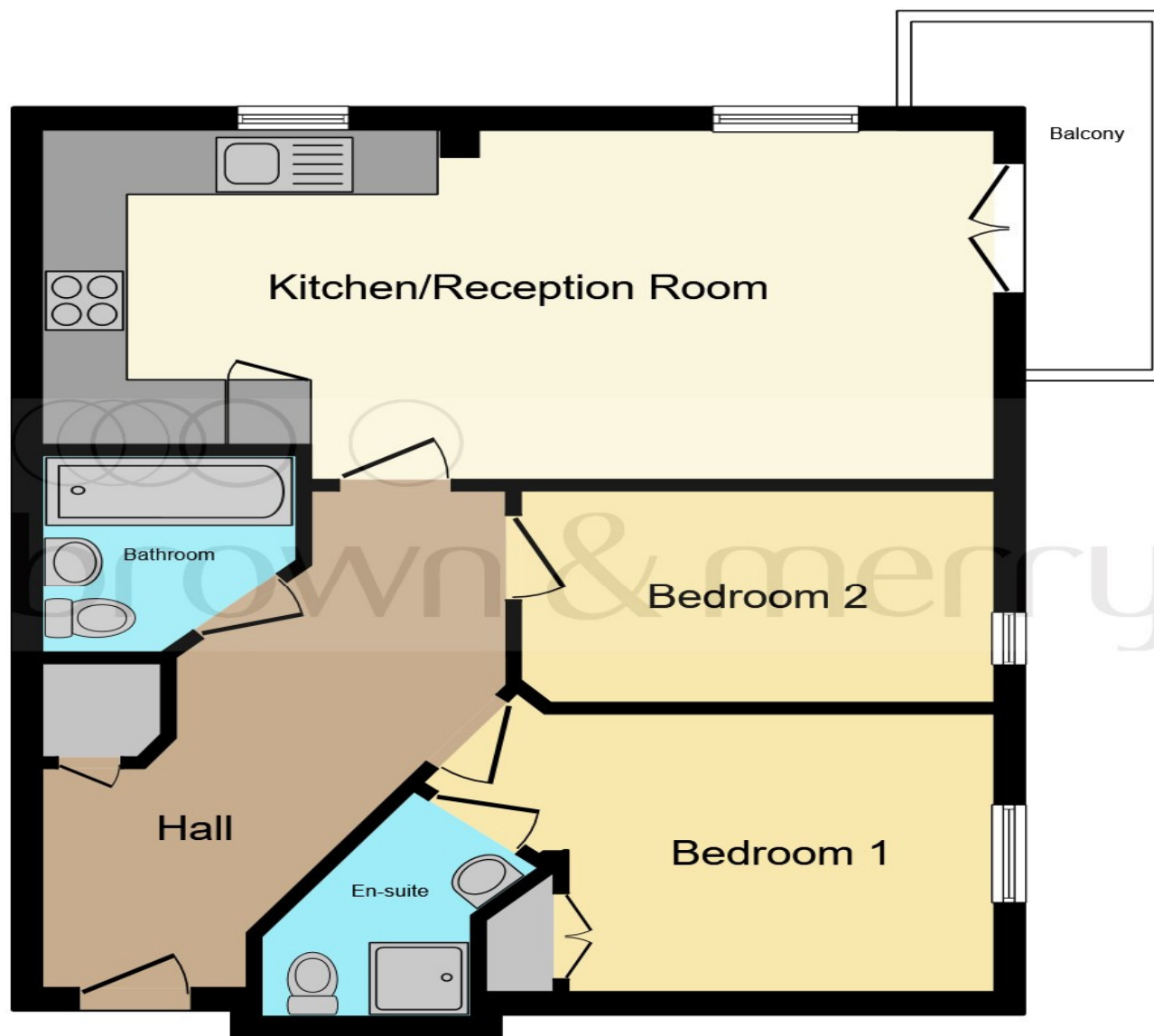
welcome to

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.



Nicholas Charles Crescent, Aylesbury HP18 0GU



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

About Berryfields

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.

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

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: Awaited 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.

Offers in excess of

£200,000



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 - 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.


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