



57 Siddington Drive

| Aylesbury | | HP18 0UE



Williams  
PROPERTIES

# 57 Siddington Drive

| Aylesbury || HP18 0UE

**\*NO CHAIN\*** Williams Properties are pleased to welcome to the market this two bedroom upper floor maisonette, on a quiet road in the popular Berryfields development. The property is in good condition throughout and benefits from an open plan living/kitchen area, bathroom, two bedrooms and allocated parking. Viewing is strongly advised on this ideal first purchase.

**£220,000**

- Upper Floor Maisonette
- Open Plan Living Area
- Popular Location
- Close To Local Amenities
- Two Bedrooms
- Allocated Parking
- Close To Train Station
- Viewing Highly Recommended

## **Berryfields**

Berryfields boasts the Aylesbury Vale Academy, community centre, newly built local amenities and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just over an hour. There are a number of walkways and local parks ideal for an active family. Easy access to A41, M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles.

## **Council Tax**

Band C

## **Local Authority**

Buckinghamshire Council

## **Services**

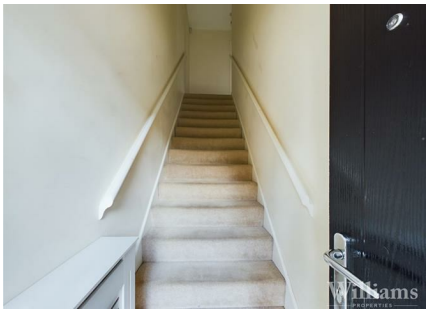
All main services available

## **Entrance Hall**

Enter through the front door into the entrance hall with stairs rising to the first floor.



The property is in the heart of Berryfields and as such boasts excellent transport links, with easy road access to the A41 towards Bicester. Aylesbury Vale Parkway Station is also a short walk away and provides regular trains into London Marylebone.



### First Floor

Doors to the open plan living area, both bedrooms, bathroom and airing cupboard.

### Open Plan Kitchen/Living Area

Open plan kitchen/living area is light and airy and comprises of a kitchen featuring a range of glossed wall and base mounted units with square edge worktops, inset one and half sink unit with mixer tap, inset gas hob, oven, splashback and overhead extractor, integrated fridge/freezer, washing machine and dishwasher. of wood effect flooring, dual aspect windows, light fittings to ceiling, wall mounted radiators and space for a sofa set and other living room furniture.

### Bedroom

Bedroom consists of dual aspect windows, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other bedroom furniture.

### Bedroom

Bedroom consists of a window, built in wardrobe, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a bed and other bedroom furniture.

### Bathroom

Bathroom is part tiled and comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower attachment and screen, wall mounted radiator and a frosted window.

### Parking

Two allocated parking spaces.

### Lease Details

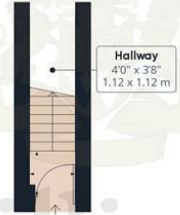
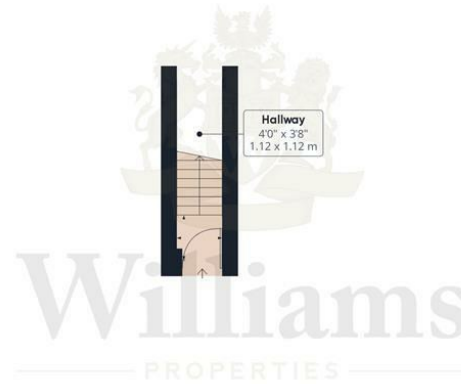
The vendor has advised of the following:  
 Lease Remaining - 116 years  
 Ground rent - £200 approx. per annum  
 Service Charge - £600 approx. per annum

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

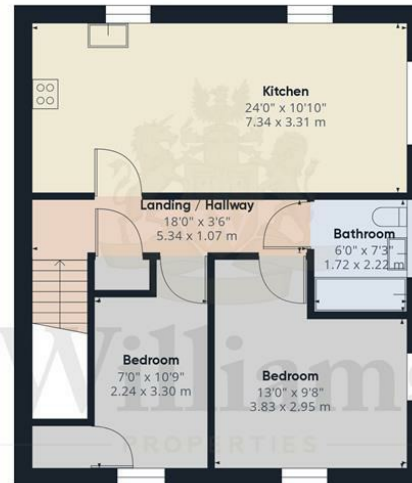
### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(00-00) D			
(39-54) E				(00-00) E			
(21-38) F				(11-20) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
669.84 ft<sup>2</sup>  
62.23 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360