



Alma Street

Berryfields | Aylesbury | Buckinghamshire | HP18 0FU



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****VACANT POSSESSION**** Long Lease Property - 203 Year Lease! Williams Properties are delighted to market this superb two bedroom second floor flat, on the Berryfields development in Aylesbury. The property consists of an open plan living area/kitchen, two double bedrooms, family bathroom and an En-suite. Outside there is one allocated parking space and secure bike store. Viewing is highly recommended.

Offers in excess of £200,000

- Two Double Bedrooms
- Open Plan Living Area
- Walking Distance to Shops
- Walking Distance to Train Station
- *** CHAIN FREE ***
- Second Floor Flat
- En-Suite To Master Bedroom
- Allocated Parking Space
- Viewing Highly Recommended

Berryfields

Berryfields is a new development nestled on the edge of Aylesbury within stunning open countryside. The development boasts a new Aylesbury Vale Academy, community centre and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just under an hours journey. There are a number of walkways and local parks ideal for an active family. Easy access to A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available.



The property is located on a quiet road a short walk away from the Aylesbury Vale Parkway train station, which provides regular services directly into London Marylebone. A more extensive range of shopping, school and leisure facilities can be found in Aylesbury which is easily accessible by bus or car. For road users, the A41 is a short distance away.



Entrance

Enter through the front door into the hallway with doors to the open plan living area, both bedrooms, bathroom and storage cupboards.

Open Plan Living Area / Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset gas hob, oven, splashback and extractor, integrated dishwasher and space for fridge/freezer and washing machine. Living area consists of carpet laid to the floor, window, storage cupboard, doors to the Juliet balcony, radiators and space for a sofa set, dining set and other furniture.

Bedroom & En-Suite

Bedroom consists of carpet laid to the floor, window, radiator, light fitting to ceiling and space for a double bed and other bedroom furniture. En-suite consists of a shower cubicle, hand wash basin, low level WC, radiator and window.

Bedroom

Bedroom consists of carpet laid to the floor, window, radiator, light fitting to ceiling and space for a double bed and other bedroom furniture.

Bathroom

Bathroom comprises a low level wc, hand wash basin, panelled bathtub with shower attachment, tiling to splash sensitive areas, radiator and window.

Parking

One allocated parking space.

Lease Details

Lease Length: 203 Years
Lease Remaining: 203 Years
Ground Rent: Peppercorn
Service Charge: £1,993 per annum

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A			(92-101) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

