



21 Upende

Berryfields | Aylesbury | Buckinghamshire | HP18 0FA



Williams
PROPERTIES

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Williams Properties are delighted to market this two bedroom apartment on the popular Berryfields development in Aylesbury. The property is in excellent order throughout benefiting from two bedrooms, fitted kitchen, bathroom, open plan living area with a large balcony and an allocated parking space outside. The mainline train station with services directly into London Marylebone is opposite the property. Viewing comes highly recommended.

£220,000

- Berryfields Development
- Fantastic Order Throughout
- Good Road & Rail Links
- Balcony
- Two Bedrooms
- Open Plan Living Area
- Allocated Parking
- Viewing Highly Advised

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

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hallway featuring antico wood effect flooring, a fitted light to the ceiling and doors leading to both bedrooms, the bathroom and the open plan lounge/diner.



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The property is situated on the popular Berryfields development which offers residents a local supermarket, coffee shop, fish and chip shop and benefits from good transport links including the Aylesbury Vale Parkway station and easy access to the A41, M1 and M25.



Bathroom

This Bathroom features fully tiled walls and flooring, a fitted light to the ceiling, a frosted window, a heated towel rail, low level WC, sink with taps and a bathtub with taps and an overhead shower.

Bedroom

This bedroom features Amtico flooring, a window to the front aspect, a wall mounted radiator, pendant light to the ceiling, inset double wardrobe and space for a double bed and other bedroom furniture.

Bedroom

This single bedroom features amtico flooring, a pendant light to the ceiling, a wall mounted radiator, a window to the rear aspect and an inset wardrobe. Space for a single bed and other bedroom furniture.

Kitchen

This Kitchen features a window to the rear aspect, studio spotlights to the ceiling, a range of wall and base mounted units and appliances including a fridge freezer, new Neff slide and hide door oven, gas hob and extractor and dishwasher. Also features a basin with a mixer tap and draining board and space for other white goods.

Lounge / Diner

This open plan Lounge/Diner features amtico flooring, spotlights to the ceiling, a wall mounted radiator, window to the side aspect, open plan access to the kitchen and double French doors to the balcony overlooking the front aspect of the property.

Balcony

The balcony is located directly off the lounge/diner and is south facing making this an ideal place to sit out and enjoy some fresh air.

Lease Details

The vendor has advised of the following:

Length of Lease - 125 years

Lease Remaining - 110 years

Ground rent - £250 per annum

Service Charge - £2263.67 per annum

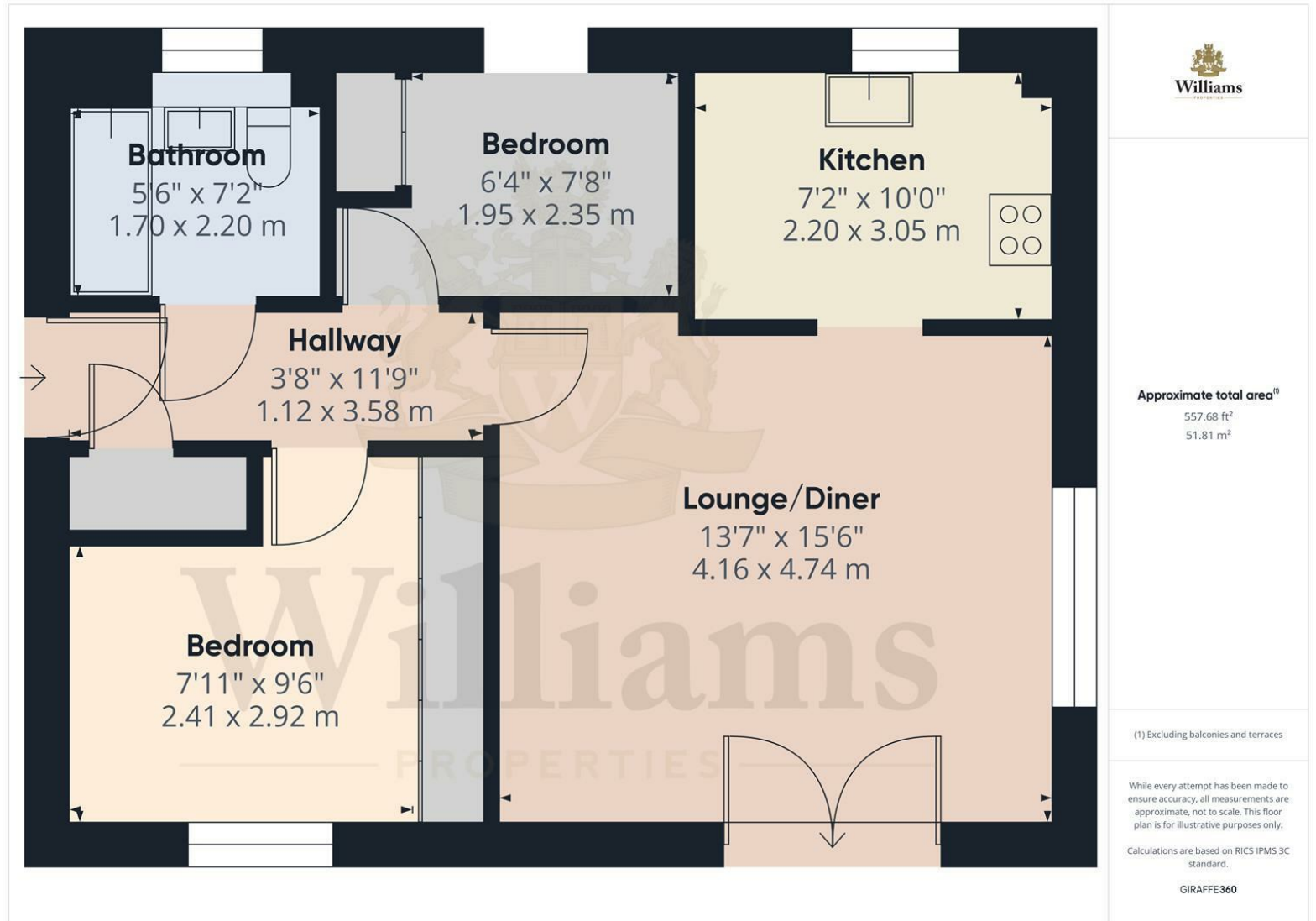
We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.