



2a Rickfords Hill

| Aylesbury | Bucks | HP20 2RX



Williams  
PROPERTIES

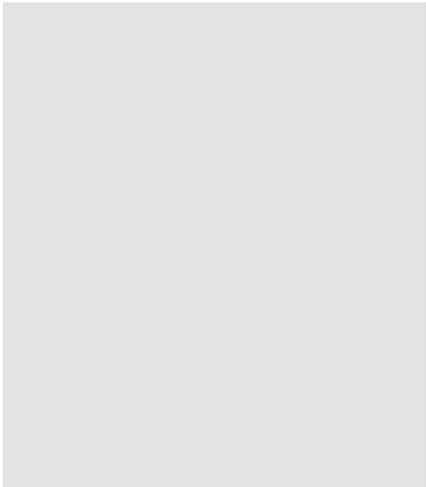
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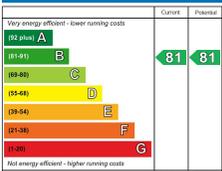
NEW INSTRUCTION!! Williams are delighted to present this spacious two double bedroom apartment, ideally located in the heart of Aylesbury town centre, just steps away from shops, amenities, and the train station offering direct services to London Marylebone. The accommodation comprises an entrance hall, two generously sized double bedrooms, a modern bathroom, a bright living area, and an open-plan kitchen/diner with integrated appliances. Additional benefits include one allocated parking space, visitor parking, and the option for town centre permit parking. Available from 1st July 2025. Viewing highly recommended.

Per month £1,500 Per month



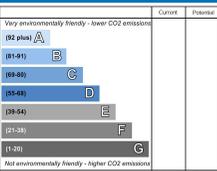


**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC



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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.