



11 Upende

Berryfields | Aylesbury | Buckinghamshire | HP18 0FA



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Williams Properties are delighted to market this immaculate condition ground floor 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 doors opening onto a front garden and an allocated parking space outside. The mainline train station with services directly into London Marylebone is a short walk from the property. Viewing comes highly recommended.

£210,000

- Berryfields Development
- Two Bedrooms
- Fantastic Order Throughout
- Open Plan Kitchen/Living Area
- Great Road & Rail Links
- Allocated Parking
- Front Garden Area
- Ground Floor Flat

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

Lease Details

The vendor has advised of the following:

Length of Lease - 125 years

Lease Remaining - 110 years

Ground rent - £250.00 per annum

Service Charge - £2,200.00

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



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.



Local Authority
Buckinghamshire Council

Services
All main services available

Entrance Hallway
Enter through the front door into this entrance hallway, comprised of carpeted flooring, a fitted light to the ceiling, a wall mounted radiator and doors to the bathroom, both bedrooms, a storage cupboard and the kitchen/living area.

Bathroom
This bathroom is comprised of tiled flooring, a fitted light to the ceiling, a frosted window, low level w/c, wall mounted radiator, a hand wash basin with taps and a panelled bathtub with an overhead shower.

Master Bedroom
The master bedroom is comprised of carpeted flooring, a window to the side aspect, a wall mounted radiator, pendant light to the ceiling, stylish panelling on the wall, and space for a double bed and other bedroom furniture.

Bedroom
The second bedroom is comprised of carpeted flooring, a pendant light to the ceiling, window to the side aspect, a wall mounted radiator and space for a single bed and other bedroom furniture.

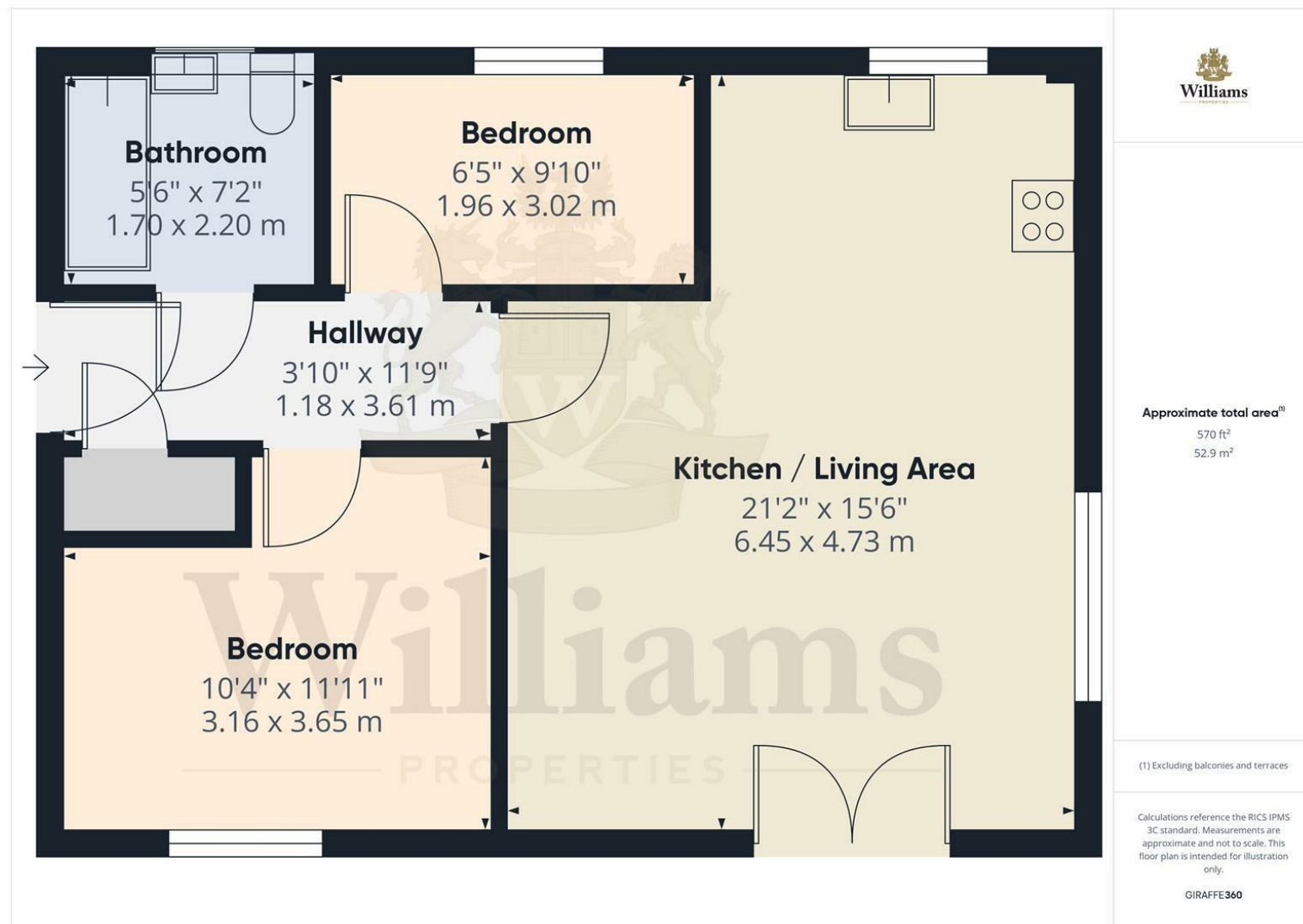
Kitchen/Living Area
This open plan kitchen/living area is comprised of carpeted flooring and tiled flooring to the kitchen area, half height panelling to the walls, pendant and studio spotlights to the ceiling, a window to the rear aspect, French double doors open to a small garden area, two wall mounted radiators and ample space for living and dining room furniture. The kitchen side is comprised of a range of wall and base mounted units including an inset sink with a mixer tap, draining board and window over, an integrated fridge/freezer, oven, gas stove and extractor.

Garden
There is a small garden are to the front of the property with a patio and lawn and a hedge surrounding.

Parking
There is an allocated parking space to the rear of the property.

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(0-10) A		
(81-91) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(39-54) E			(41-50) E		
(21-38) F			(51-60) F		
(1-20) G			(61-70) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.