



76 Long Meadow

| Aylesbury | Bucks | HP21 7EF



Williams
PROPERTIES

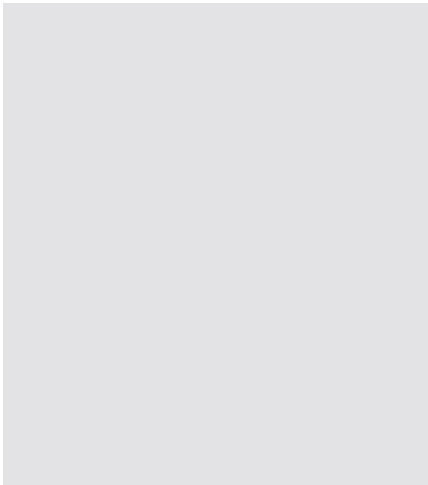
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NEW INSTRUCTION!! Williams are delighted to bring to market this 3 bedroom semi-detached property situated on the popular Bedgrove Development of Aylesbury situated close to all amenities, schools shops and the Town Centre. The Property consists of entrance hall, lounge, kitchen/diner patio doors to rear garden, low maintenance garden with access to garage in rear block, first floor to three double bedrooms, family bathroom with shower over, double glazed, gas central heating, two parking spaces at front of property. Viewing highly recommended and available NOW!!

Per month £1,550 Per month



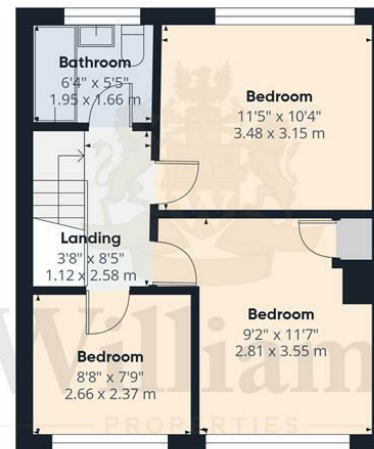


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(99-00) D			
(98-98) E			
(97-97) F			
(96-96) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾
770 ft²
71.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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.