



33 Pondecroft

Berryfields | Aylesbury | Buckinghamshire | HP18 0FS



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Williams Properties are delighted to welcome to the market this fantastic two bedroom top floor flat in the Berryfields, Aylesbury. The property is well presented throughout and is located right by the Aylesbury Vale Parkway station, with regular services to London Marylebone. Accommodation consists of two bedrooms, an en suite & bathroom, open plan living area/kitchen and parking for one vehicle. Viewing comes highly recommended on this property.

Offers in excess of £240,000

- Two Bedroom Top Floor Apartment
- Juliet and Standard Balcony
- Open Plan Kitchen / Living Area
- Walking Distance to Aylesbury Vale Parkway
- Bathroom & En Suite
- Viewings Highly Recommended

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

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into the hallway, comprising of a wall mounted radiator, two pendant lights to the ceiling, wood effect flooring and doors to a storage cupboard, both bedrooms, the bathroom and the kitchen/living area.



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.



Kitchen/Living Area

This kitchen/living area is comprised of wood effect flooring, pendant lights and studio spotlights to the ceiling, windows to the front aspect, a wall mounted radiator, sliding doors to the balcony and a range of wall and base mounted units including integrated appliances such as a fridge/freezer, a sink with a mixer tap and draining board, dishwasher, oven, gas stove, splashback and oven. Ample space for dining or living room furniture.

Bathroom

This bathroom features wood effect flooring, a heated towel rail, a hand wash basin with a mixer tap, fitted light to the ceiling, low level w/ and, a panelled bathtub with taps and an overhead shower

Master Bedroom

The master bedroom is comprised of carpeted flooring, a wall mounted radiator, French double doors to the Juliet balcony and space for a double bed and other bedroom furniture.

Bedroom & En Suite

The second bedroom is comprised carpeted flooring, a wall mounted radiator, window to the rear aspect, pendant light to the ceiling, a door to the en suite and space for a single bed and other bedroom furniture.

The en suite shower-room is composed of a fitted light to the ceiling, wood effect flooring, a wall mounted radiator, low level w/c, hand wash basin with a mixer tap and an enclosed shower unit.

Parking

There is one allocated parking space to the rear of the property.

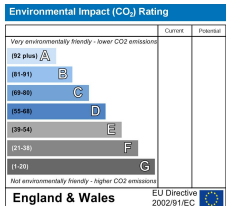
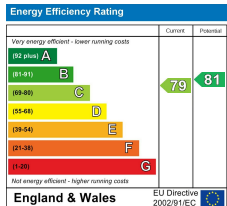
Lease Details

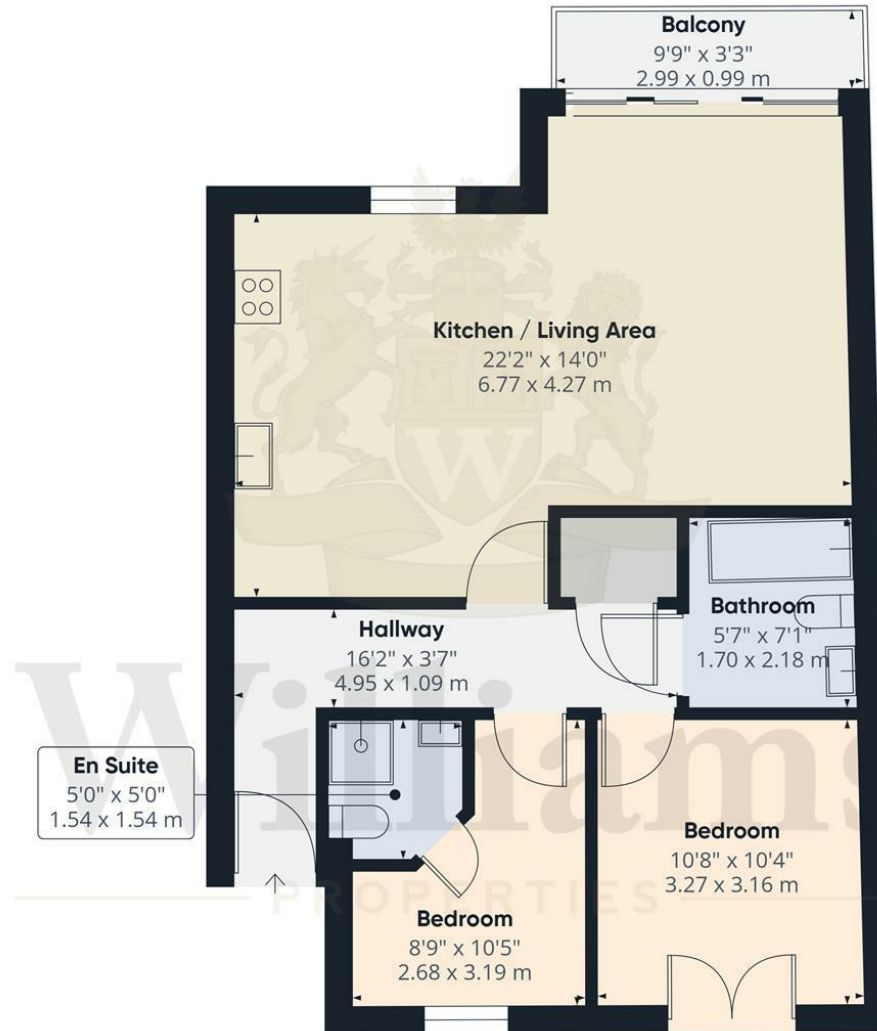
The vendor has advised of the following:
Length of Lease - 125 years
Lease Remaining - 114 years
Ground rent - £250 per annum
Service Charge - £2148 per annum

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

Services

All main services available





Approximate total area⁽¹⁾

644 ft²
59.7 m²

Balconies and terraces

30 ft²
2.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.

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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.