



16 Elton Close

| Aylesbury | Bucks | HP18 1AB



16 Elton Close

| Aylesbury | Bucks | HP18 1AB

Williams Properties are delighted to present this two bedroom flat on the popular Berryfields development in Aylesbury. The property is in good order throughout and consists of a kitchen- diner, separate lounge area, two bedrooms and bathroom. Outside, there is one allocated parking space. Viewing highly advised on this superb opportunity.

£210,000

- Two Bedroom Apartment
- Kitchen/Diner
- Popular Berryfields Location
- Walking Distance to Vale Parkway Station
- En Suite to Master Bedroom
- 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

Lease Details

The vendor has advised of the following:

Length of Lease - 125 years

Lease Remaining - 117 years

Ground rent - £250 per annum

Service Charge - approx £2200 per annum

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

Local Authority

Buckinghamshire Council



The property is within close proximity to Aylesbury Vale Parkway Station offering rail services to London Marylebone in under an hour. Amenities are within a short walk of the property.



Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hall featuring tiled flooring, a wall mounted radiator, pendant light to the ceiling and doors to the kitchen/diner, living room, a bathroom, both bedrooms and a storage cupboard.

Bathroom

This bathroom is comprised of a low level wc, pedestal hand wash basin, a fitted light to the ceiling, a frosted window, a panelled bathtub with shower and shower screen. Tiling to splash sensitive areas, wall mounted radiator and wood effect flooring.

Master Bedroom

This master bedroom consists of carpet laid to floor, a pendant light fitting to ceiling, window to the side aspect and a door to the en suite shower-room. Space for a double bed and other bedroom furniture.

En Suite

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

Bedroom

This bedroom consists of carpet laid to floor, light fitting to ceiling, window to the side aspect and a wall mounted radiator. Space for a bed and other bedroom furniture.

Kitchen/Diner

The kitchen/diner is composed of wood effect flooring, dual aspect windows to the rear and side aspect, studio spotlights to the ceiling, a door to a storage cupboard and a range of wall and base mounted units including integrated appliances such as a double oven, gas stove, extractor, fridge/freezer, sink with a mixer tap and draining board and a dishwasher. Space for dining room furniture.

Living Room

This living room is comprised of carpeted flooring, dual aspect windows to the side and rear aspects, a pendant light to the ceiling, a wall mounted radiator and space for living room furniture.

Parking

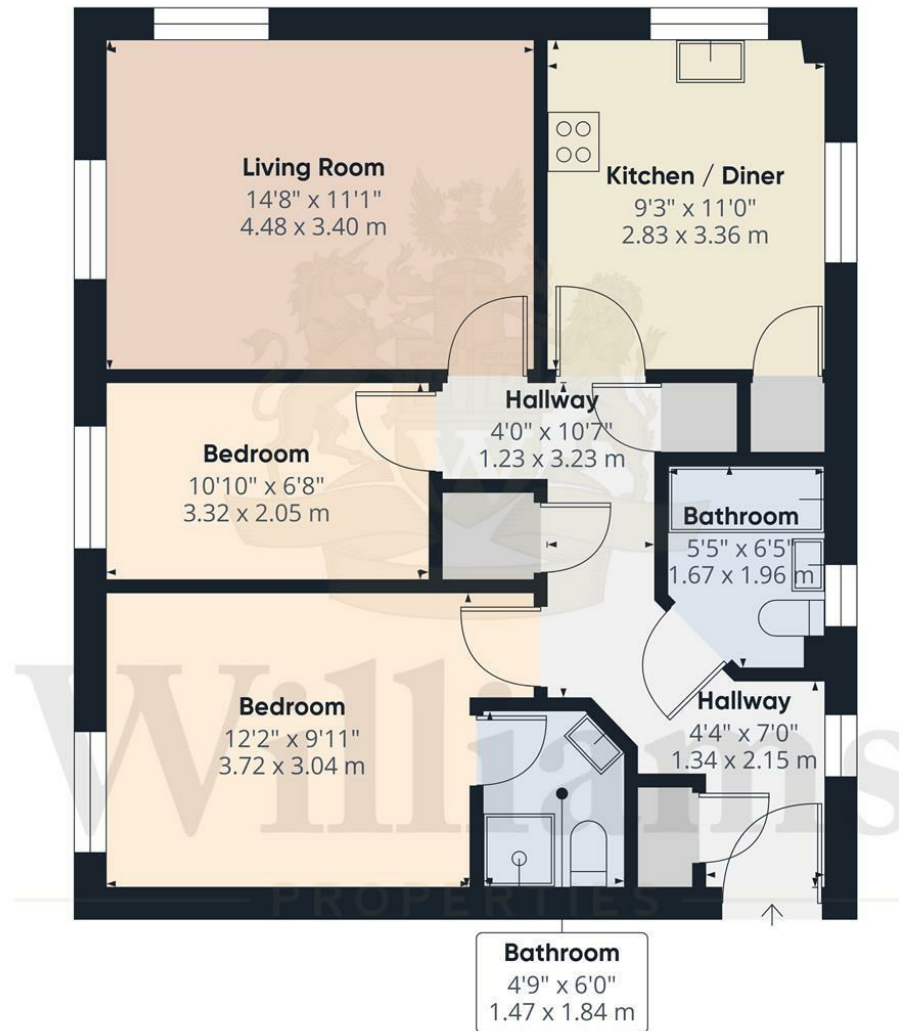
There is an allocated parking spot in the communal car park.

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			
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			
(09-08) C			
(05-06) D			
(07-04) E			
(11-03) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
657 ft²
61 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



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.