



**15 Elton Close, Aylesbury**  
Aylesbury

Guide Price **£205,000**





## 15 Elton Close

Aylesbury, Aylesbury

Stylish two bedroom flat near Vale Parkway Station. Open plan living, modern kitchen, en suite master, high-spec bathroom. Ideal for professionals or investors. Great transport links.

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

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





### Hallway

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

### Bathroom

This bathroom is composed of wood effect flooring, a fitted light to the ceiling, a hand wash basin with a mixer tap, tiles to splash sensitive areas, a low level w/c, wall mounted radiator and a panelled bathtub with an overhead shower and mixer tap.

### Bedroom

The second bedroom is comprised of a window to the side aspect, a pendant light to the ceiling, wall mounted radiator, carpet underfoot and space for a double bed and other bedroom furniture.

### Master Bedroom

The master bedroom is composed of carpeted flooring, a pendant light to the ceiling, a window to the side aspect, wall mounted radiator, door to the en suite bathroom and space for a double bed and other bedroom furniture

### En Suite

The en suite shower room is composed of wood effect flooring, a hand wash basin with a mixer tap, tiling to splash sensitive areas, fitted light to the ceiling, a wall mounted radiator, low level wc and an enclosed shower unit.

### Kitchen/Living Area

The kitchen/living room features separated areas, the living side composed of carpeted flooring, a pendant light to the ceiling, two wall mounted radiators, a window to the rear aspect and French doors open up to the Juliet balcony , overlooking the side aspect. Space for a range of living/dining room furniture. The kitchen side is comprised of tiled flooring, a wall mounted radiator, window to the side aspect, a fitted light to the ceiling and a range of wall and base mounted units with roll on worktops, featuring integrated appliances such as a gas stove, double oven, extractor, dishwasher, sink with a mixer tap and draining board and a fridge/freezer.





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### Bedroom

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### Master Bedroom

The master bedroom is composed of carpeted flooring, a pendant light to the ceiling, a window to the side aspect, wall mounted radiator, door to the en suite bathroom and space for a double bed and other bedroom furniture

### En Suite

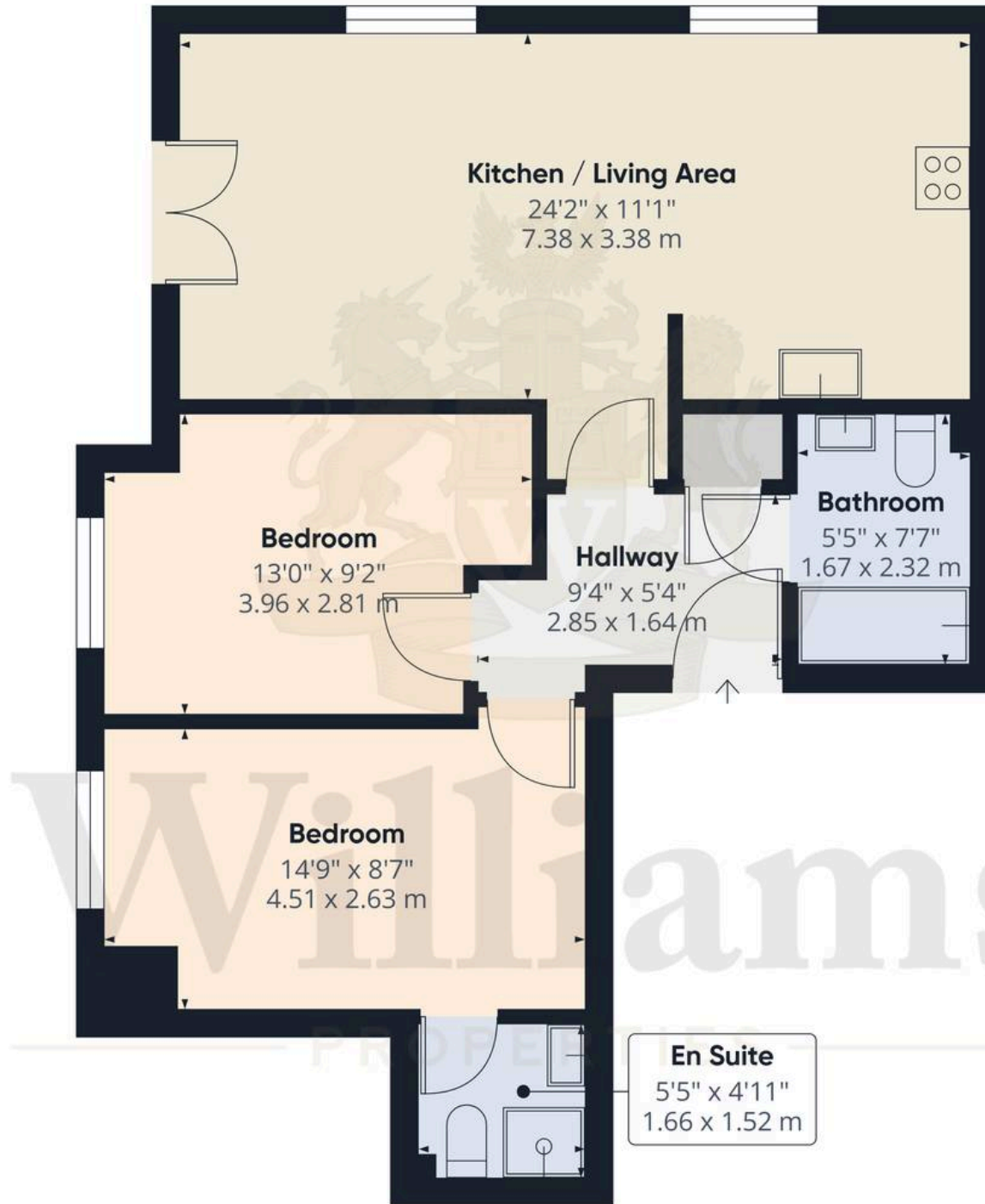
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Approximate total area<sup>(1)</sup>

643 ft<sup>2</sup>

59.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations  
3C standa  
approximat  
floor plan is

