Connells

Nicholas Charles Crescent
Aylesbury

Nicholas Charles Crescent
Aylesbury HP18 0GU

for sale offers in excess of
£190,000

Property Description

This well-appointed first-floor apartment offers modern living throughout, beginning with a welcoming entrance hall featuring wooden flooring, an intercom system and a useful storage cupboard.

The property includes two double bedrooms, with the principal bedroom enjoying a Juliet balcony and a private en-suite fitted with a shower cubicle, WC and wash hand basin. The second double bedroom is served by a contemporary family bathroom, complete with a bathtub and overhead shower, WC and wash hand basin.

At the heart of the home is the impressive open-plan living and kitchen area, where natural light pours in through a second Juliet balcony. There is ample space for both living and dining furniture, creating a bright and sociable environment. The modern kitchen is finished to a high specification, offering sleek wall and base units, integrated appliances and an extended breakfast bar.

Externally, the apartment benefits from allocated parking, secured behind gated access.

Berryfields is a highly regarded modern development on the northern edge of Aylesbury, surrounded by open countryside.

Residents enjoy excellent transport links via Aylesbury Vale Parkway train station, providing services to London Marylebone in approximately one hour. The area also offers a range of local amenities including a Sainsbury's Local, coffee shop, takeaway options and more.

Entrance Hall

Wooden flooring
Radiator
Window to side
Intercom
Storage cupboard

Lounge

Wooden flooring
Balcony
Two radiators

Kitchen

Wall and base units
Extended breakfast bar
Gas hob
Fridge/freezer and dishwasher
Sink/drainer
Window to rear
Boiler
Wooden flooring

Bedroom One

Wooden flooring
Door to balcony
Radiator

Ensuite To Bedroom One

Shower cubicle
WC
Wash hand basin
Wooden flooring
Tiling
Extractor fan
Towel radiator

Bedroom Two

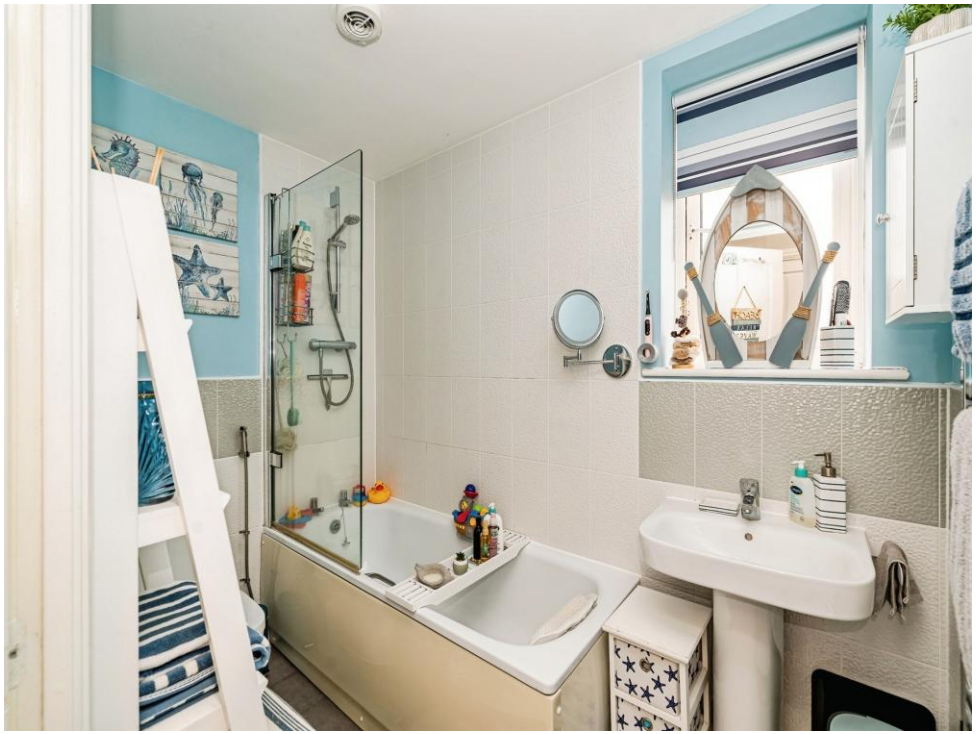
Window to front
Carpet underfoot
Radiator

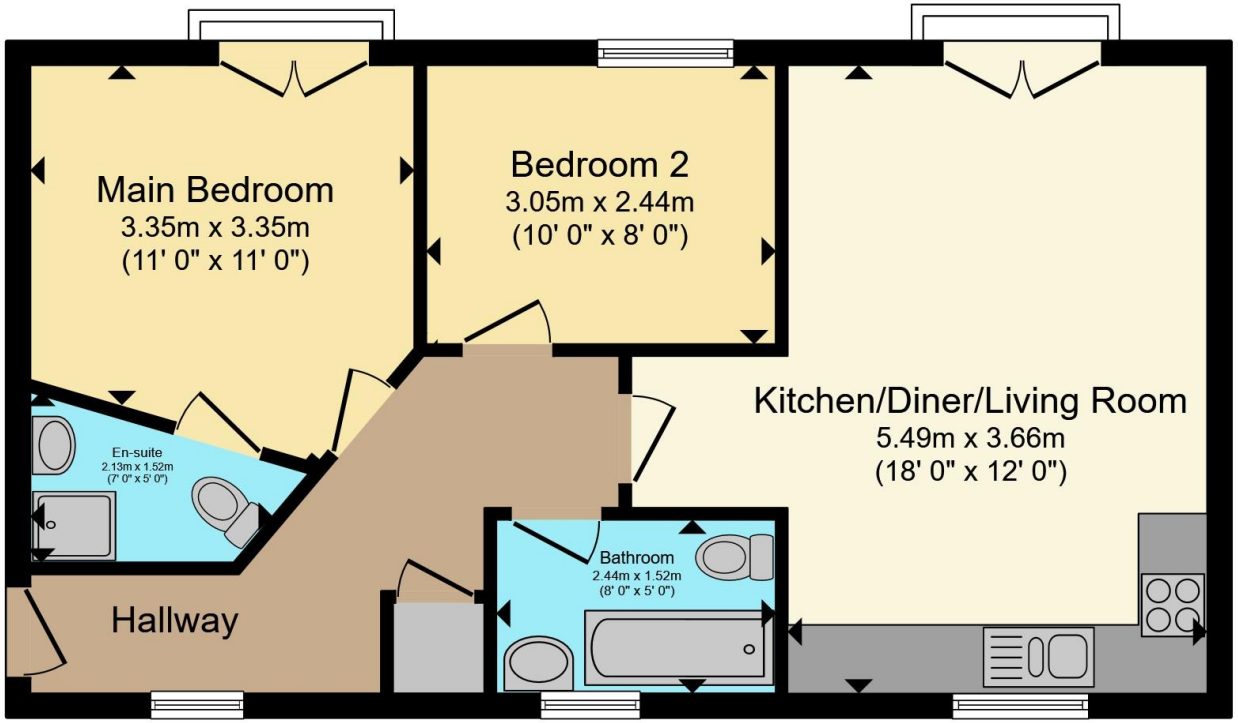
Bathroom

Vinyl underfoot
WC
Wash hand basin
Bath witih shower overhead
Tiling
Towel radiator
Window to rear

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Total floor area 56.3 m² (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B

Council Tax Band: C

Service Charge: 3768.00

Ground Rent: 373.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS311156

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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