



Connells

Barland Way
Aylesbury



Property Description

Located within the ever-popular Berryfields development, this spacious apartment offers modern, easy living with a thoughtfully designed layout and quality finishes throughout—ideal for professionals, downsizers, or small families.

The property opens into a bright and welcoming hallway with wood-effect flooring and useful built-in storage. There are two well-proportioned double bedrooms, including a main bedroom with a contemporary en-suite shower room, while the second bedroom is served by a stylish family bathroom with a bath and overhead shower.

The generous lounge/dining area is filled with natural light from a large side-aspect window and provides ample space for both relaxing and entertaining. A separate, modern kitchen features sleek units and integrated appliances, including a dishwasher and washing machine.

***Sellers are in the process of switching to a new property management company, resulting in an estimated 50% reduction in annual service charges

AGENTS NOTE: Please note that the AML fee covers 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

Entrance Hall

Door to front
Wood effect flooring
Radiator
Two built in cupboards

Lounge/Diner

14' 6" max x 12' max (4.42m max x 3.66m max)
Window to side
Wood effect flooring
Radiator

Kitchen

12' max x 6' max (3.66m max x 1.83m max)
Window to side
Vinyl underfoot
Wall and base units
Part tiling
Gas hob and electric oven
Sink/drainage
Integrated dishwasher and washing machine
Boiler

Bedroom One

11' 5" max x 8' 10" max (3.48m max x 2.69m max)
Window to side
Carpet underfoot
Radiator

En-Suite

WC
Wash hand basin
Shower cubicle
Part tiling
Towel radiator
Vinyl underfoot

Bedroom Two

12' 5" max x 9' 3" max (3.78m max x 2.82m max)
Window to side
Carpet underfoot
Radiator

Bathroom

Window to front
Vinyl underfoot
WC
Wash hand basin
Bath/mixer
Part tiling
Towel radiator

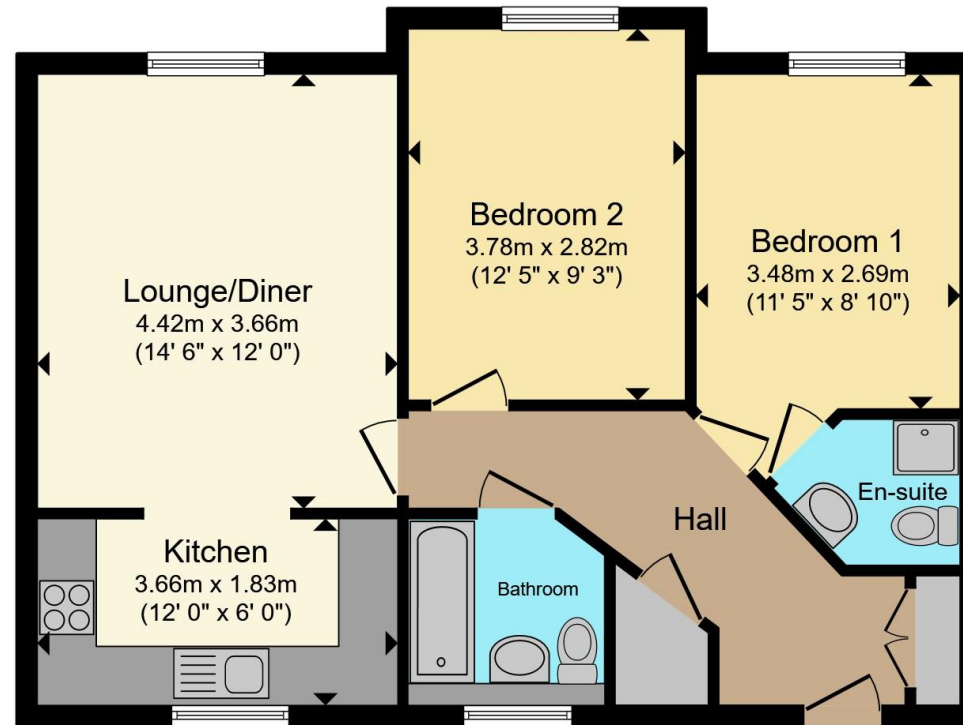
Parking

Allocated and visitors









Total floor area 61.4 m² (661 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: C

Council Tax
Band: C

Service Charge:
2132.00

Ground Rent:
331.77

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312828

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.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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