

# Bicester Road, Aylesbury, Buckinghamshire

**TO LET £1,500 PCM** **Unfurnished**

A modern, extremely well-presented two-bedroom, two-bathroom split-level apartment, situated within a short distance of the town centre and local amenities. UNFURNISHED. EPC rating C. CONTACT BB LETTINGS CHINNOR.

- TWO BATHROOMS
- ALLOCATED OFF-STREET PARKING
- MODERN INTERIOR
- SITUATED WITHIN SHORT WALKING DISTANCE OF THE TOWN CENTRE AND LOCAL AMENITIES.
- FIRST FLOOR
- SPLIT LEVEL
- JULIET BALCONY
- SECURITY ENTYPHONE SYSTEM

**Office Numbers:**
Chilterns | 01844 354554
Marlow | 01628 333800
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Aylesbury | 01296 337771
W : www.bb-estateagents.co.uk
E : lettings@bb-estateagents.co.uk

**Head Office Address**
Chilterns Office
Robert House | 19 Station Road
Chinnor | Oxfordshire | OX39 4PU

**Description:**
A modern, extremely well-presented two-bedroom, two-bathroom split-level apartment, situated within a short distance of the town centre and local amenities.

The property comprises

Entrance hall: A welcoming entryway providing access to all principal rooms.
Open-plan kitchen/living room: A bright and contemporary space
Main bedroom with en-suite: A generous size bedroom featuring a private en-suite shower room and a charming juliet balcony.
Second double guest room: A spacious second double bedroom
Family bathroom with bath and overhead shower.
The property also benefits from two dedicated off-street parking space away from the main road.

The county town of Aylesbury offers a comprehensive range of shopping and entertainment facilities, including the fantastic Waterside Theatre and Odeon Cinema.

Aylesbury station provides a 50 minute service to London Marylebone. Aylesbury Parkway is an alternative and also serves Birmingham. The M40 can be found just outside Thame. Luton and London Heathrow Airports are both under an hour by road with Birmingham Airport about an hour and a half.

Aylesbury Grammar School along with the High School and the Sir Henry Floyd Grammar School consistently achieve outstanding results locally. Aylesbury College has also undergone a major investment in new buildings and technology in recent years.

**Outgoings:**
Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

**Council Tax:**
Band C

**Terms:**
Minimum 12-month tenancy preferred
Unfurnished
No smokers please
White goods included

**Restrictions:**
No pets

**Holding Deposit:**
Equivalent to one weeks rent.

**Security Deposit required:**
5 weeks rent payable before moving in.

**Directions**
Viewings strictly via the agents:
Bonners and Babingtons
**01844 354554**











