



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.

Further benefits include secure gated parking and a well-maintained setting, all within a thriving community offering excellent transport links, schools, a nursery, and a variety of nearby amenities.

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/drainer
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

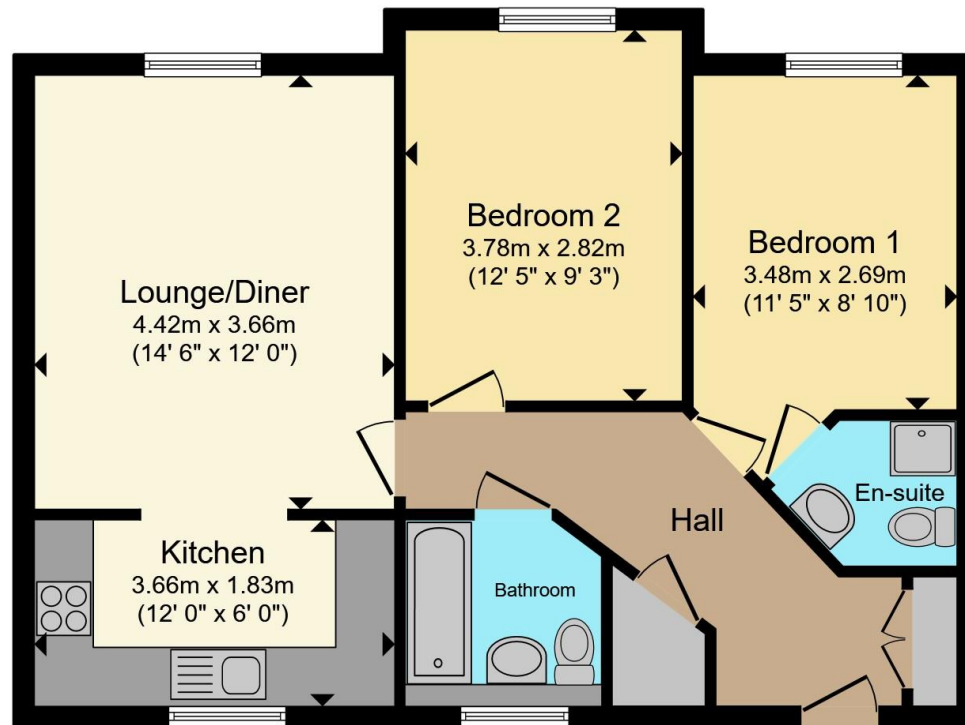
Parking

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



To view this property please contact Connells on

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2 Temple Street
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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.



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