



KEEPSAKE WAY, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £199,950

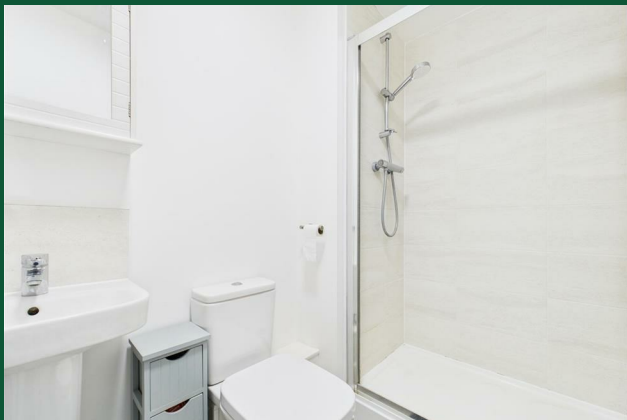
LEASEHOLD

Located in the popular Berryfields development, this spacious second-floor flat offers modern living throughout. The property features a stylish kitchen with integrated appliances, a bright lounge/diner, two double bedrooms including a master with en suite, and a contemporary family bathroom. Further benefits include allocated parking and a well-maintained communal area.



KEEPSAKE WAY

- POPULAR BERRYFIELDS LOCATION • TWO DOUBLE BEDROOMS • SECOND FLOOR FLAT • EN SUITE AND SEPARATE BATHROOM • ALLOCATED PARKING • WELL PRESENTED THROUGHOUT • MODERN KITCHEN WITH INTEGRATED APPLIANCES • CLOSE TO LOCAL AMENITIES



LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and two primary schools, Berryfields C Of E Primary and Green Ridge Primary Academy.

ACCOMMODATION

Offered to the market in excellent condition, this well presented two-bedroom second floor flat is situated within the popular Berryfields development in Aylesbury. Ideal for first-time buyers, investors, or those looking to downsize, the property offers spacious and contemporary accommodation throughout.

The property is accessed via a secure communal entrance and opens into a welcoming hallway, which benefits from a useful built-in storage cupboard. The modern kitchen is fitted with a range of sleek units and integrated appliances, providing a practical and stylish cooking space. The adjoining lounge/diner is bright and spacious, perfect for both relaxing and

entertaining.

There are two double bedrooms, including a master bedroom with a private en suite shower room. A separate modern family bathroom completes the internal accommodation.

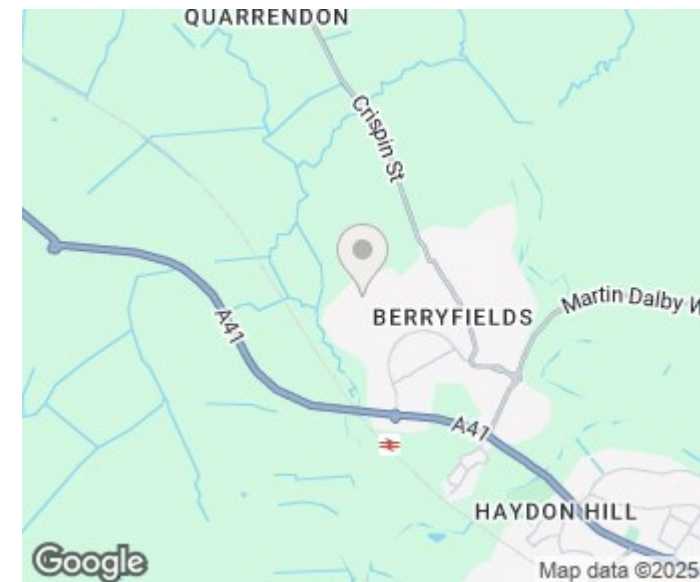
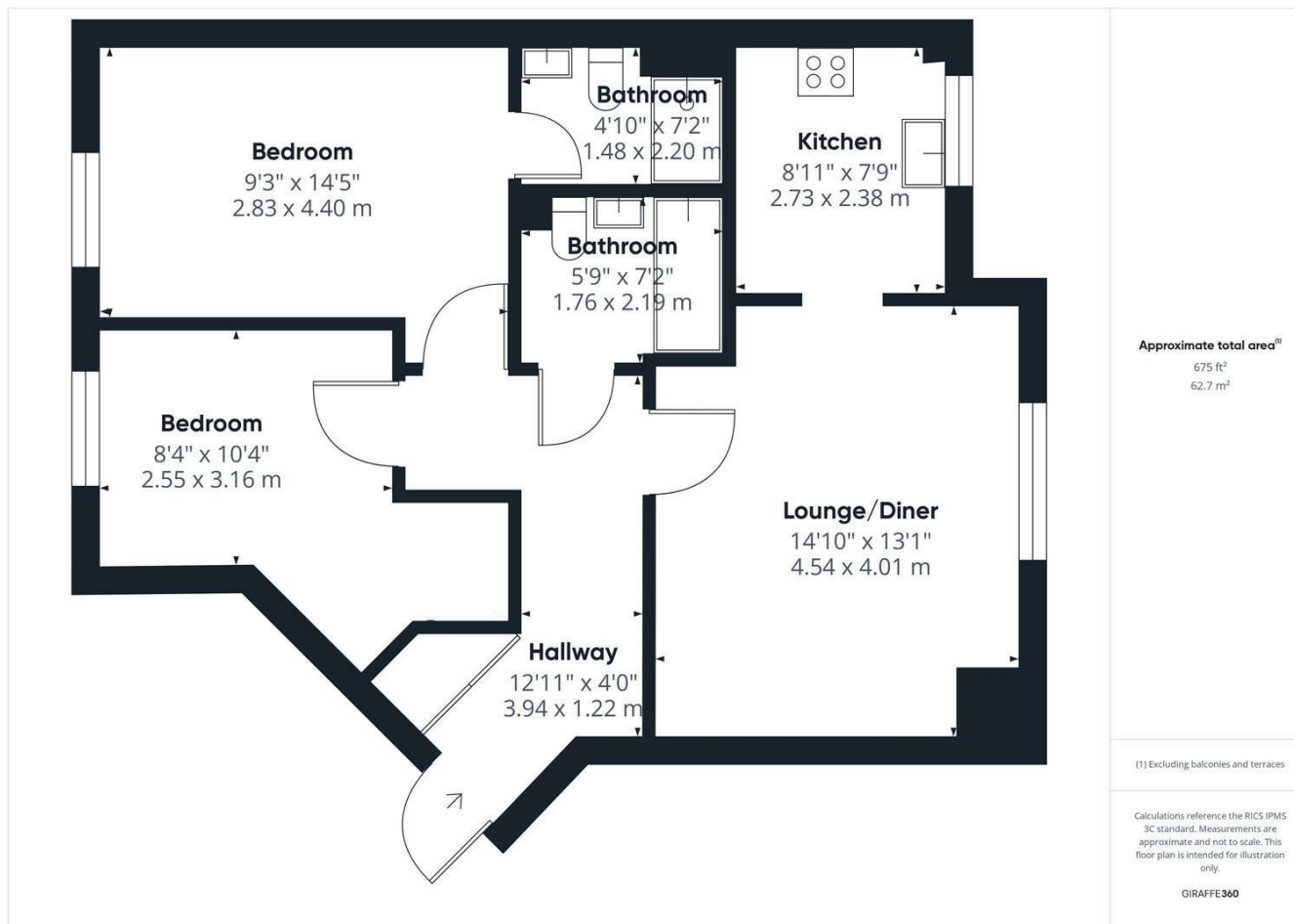
Externally, the property benefits from an allocated parking space and well-maintained communal areas.

NOTES

LEASE INFO - 125 Year lease with 119 years left. No Ground Rent. Service Charge £1750 approx per year.

KEEPSAKE WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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