

Connells

Wyatt Way
Aylesbury

Wyatt Way
Aylesbury HP18 0GT

for sale
£160,000







Property Description

Situated within the highly sought-after Berryfields development, this modern one-bedroom top-floor apartment offers stylish and convenient living, making it an ideal purchase for first-time buyers, investors, or commuters. Benefiting from an allocated parking space and within walking distance of the train station, the property also enjoys easy access to a range of local amenities including a supermarket, coffee shop, and other everyday conveniences.

The accommodation is accessed via a welcoming entrance hall, complete with two useful storage cupboards and carpeted flooring. The spacious double bedroom enjoys a front-aspect window and is finished with carpet underfoot, creating a comfortable and relaxing space.

A particular feature of the property is the impressive 21ft open-plan lounge/kitchen, providing a bright and versatile living area. The lounge benefits from a Juliet balcony, allowing plenty of natural light to flow through the room. The contemporary kitchen is fitted with a range of wall and base units, an integrated oven, and a sink with drainer. The current owners are also open to offers for the freestanding fridge freezer and washing machine.

Completing the accommodation is a modern bathroom fitted with a panel-enclosed bath with overhead shower, WC, wash hand basin, and a recently installed extractor fan.

Entrance Hall

Carpet underfoot
Cupboard
Radiator

Lounge

Carpet underfoot
Juliet balcony
Two radiators

Kitchen

Wall and base units
Sink/drainer
Fridge/freezer and washing machine can be included in sale - open to offers
Oven
Splashback tiling
Window to rear

Bedroom

Carpet underfoot
Window to front
Radiator

Bathroom

Radiator
Bath with overhead shower
Window to rear
WC
Wash hand basin
New extractor fan
Lino flooring
Tiling

Parking

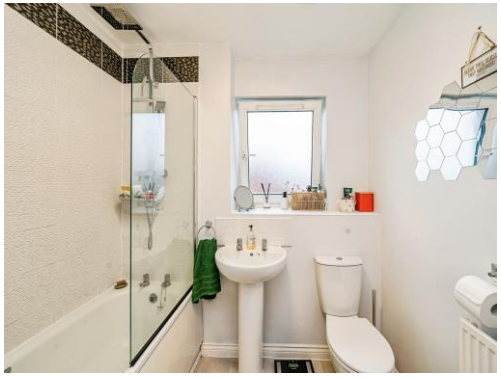
One allocated space

Agents 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














235
234



Total floor area 41.0 m² (442 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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: C

Council Tax Band: B

Service Charge: 2160.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS313161

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.