





Property Description

This modern and pristine one double-bedroom apartment is set within the highly sought-after Berryfields development, offering well-presented accommodation and excellent access to transport links and local amenities.

The property comprises a welcoming entrance hall, complete with a handy storage cupboard, intercom phone entry system, and plush carpet underfoot. The generous double bedroom features built-in wardrobes, providing ample storage.

At the heart of the home is the open-plan kitchen/living area. The kitchen is defined by vinyl flooring and offers a range of sleek wall and base units, integrated appliances, and a side-aspect window. The living area enjoys carpet underfoot and is enhanced by a Juliette balcony, allowing natural sunlight to flood the space and creating a bright, inviting atmosphere.

Serving the apartment is a modern bathroom suite, fitted with a bathtub and overhead shower, WC and wash hand basin.

Externally, the property benefits from allocated parking along with additional visitor bays, making it ideal for residents and guests alike.

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. Benefits from Aylesbury Parkway train station which offers services into London Marylebone in approx 1 hour. There are shops including a Sainsbury local, coffee shop, fish and chip shop and more.

Entrance Hall

Carpet underfoot
Radiator
Intercome
Cupboard

Lounge

Carpet underfoot
Window to side
Juliette balcony
Two radiators

Kitchen

Vinyl underfoot
Washing machine
Dishwasher
Fridge/freezer
Boiler
Splasback tiling
Gas hob and electric oven
Wall and base units

Sink/drainer

Bedroom

Carpet underfoot

Radiator

Window to side and rear

Built in wardrobe

Bathroom

Tiling underfoot

WC

Wash hand basin

Bath with overhead shower

Extractor fan

Radiator

Parking

One allocated parking

Visitor bays

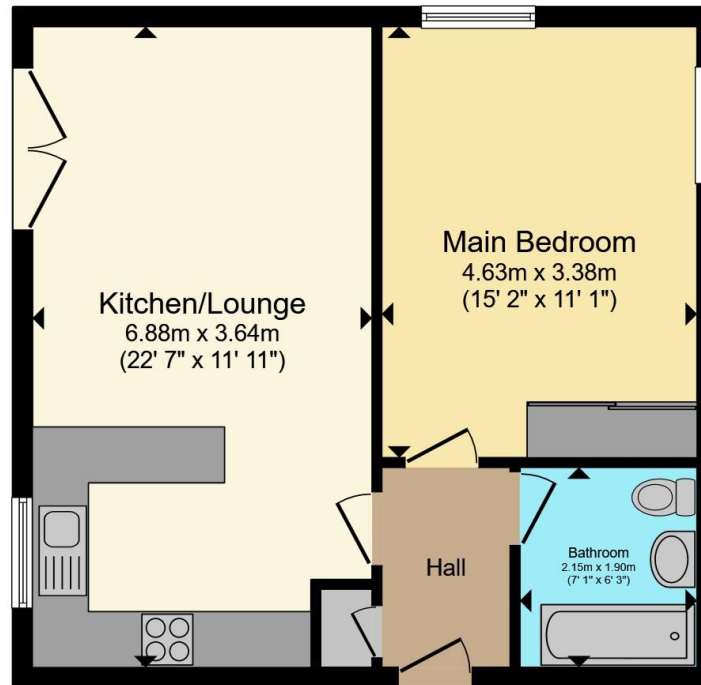
Agents Note

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









Ground Floor

Total floor area 49.0 m² (527 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: B Council Tax
 Band: B

Service Charge:
 1740.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312999

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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