



Farmingdale Close, Aylesbury, HP18

Guide Price £230,000

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- Modern 2024 Abbey New Homes build
- 8 Years remaining New Homes Warranty
- Ground floor apartment with private patio
- Allocated parking with EV charger
- Spacious lounge–diner with dual aspect windows
- Modern fitted kitchen with integrated appliances
- Principal bedroom with en suite
- Good size second bedroom

A beautifully presented chain free ground floor two bedroom apartment, built in 2024 by Abbey New Homes, located in the highly desirable Berryfields development in Aylesbury.

The property opens into a spacious entrance hall with a useful storage cupboard and a separate laundry cupboard housing a washer–dryer. The bright and well proportioned lounge–diner features dual aspect windows and double patio doors leading out to a private patio area, ideal for outdoor seating or dining.

An open archway leads to the modern kitchen, fitted with a ceramic hob, oven, integrated dishwasher and freestanding fridge–freezer, along with generous worktop and cupboard space.

The principal bedroom is a comfortable double with dual aspect windows allowing plenty of natural light, and benefits from its own en suite shower room. The second bedroom is a good size single, perfect for guests, a nursery or a home office. A modern family bathroom completes the accommodation, offering a bath, pedestal basin, WC and heated towel rail.

Outside, the property includes allocated parking, complete with an EV charging point, making it ideal for electric vehicle owners.





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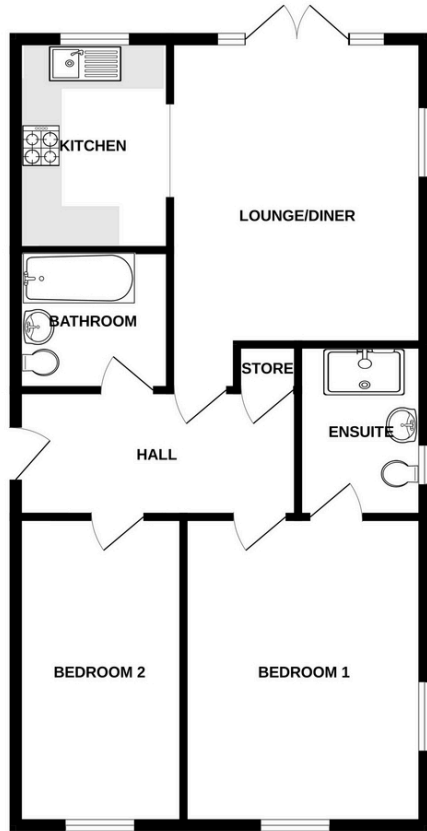
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 1

 688 sq ft



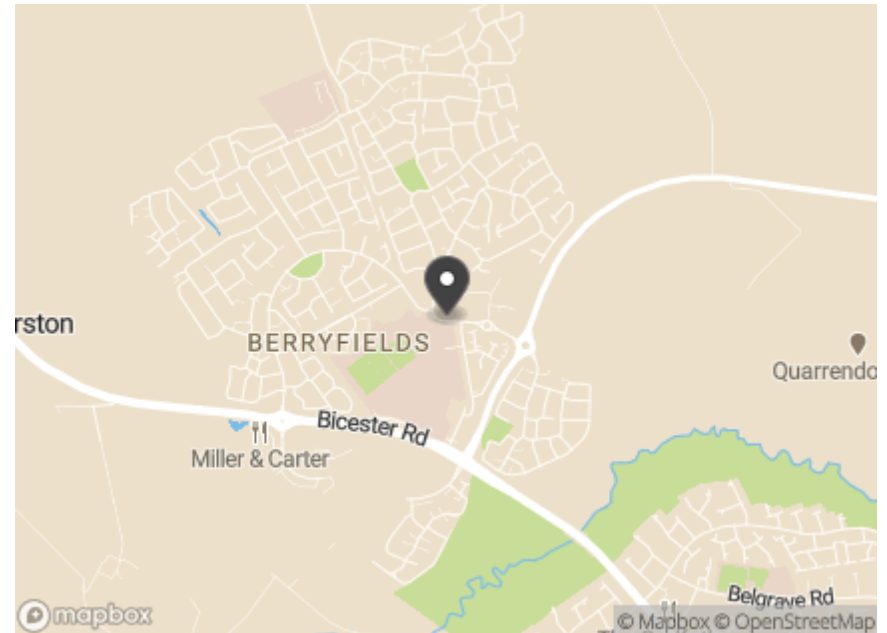
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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