



Cameo Court, Aylesbury, HP18

Guide Price £230,000

Bowerbird Estate Agents

www.bowerbirdestateagents.co.uk | 01926





- CHAIN FREE!! Two Bedroom Two Bathroom Flat
- Sought after Berryfields location
- Top floor position with elevated outlook
- Open plan kitchen / lounge / diner
- Main bedroom with en suite shower room
- Second double bedroom
- Allocated parking for one vehicle plus visitor parking spaces

Chain Free stylish, well presented two bedroom, two bathroom top floor apartment located in the highly desirable Berryfields development. This modern home offers bright and spacious open plan living, enhanced by Juliet balconies that bring in plenty of natural light.

The contemporary kitchen flows seamlessly into the lounge/diner, creating an ideal space for relaxing or entertaining. The main bedroom benefits from its own en suite shower room, while the second bedroom is also a comfortable double, making the property suitable for sharers, guests or a home office setup. A modern family bathroom completes the accommodation.

Externally, the property includes allocated parking for one vehicle, along with visitor parking spaces for added convenience. The development features secure entry, well maintained communal areas, and a bike store.

Located just a short 5 minute walk from local amenities including a doctors' surgery, pharmacy and local shop, and with excellent transport links nearby, this apartment is ideal for first time buyers, professionals or investors. With 5 years remaining on the New Homes Warranty, it offers peace of mind and low maintenance living.





 2

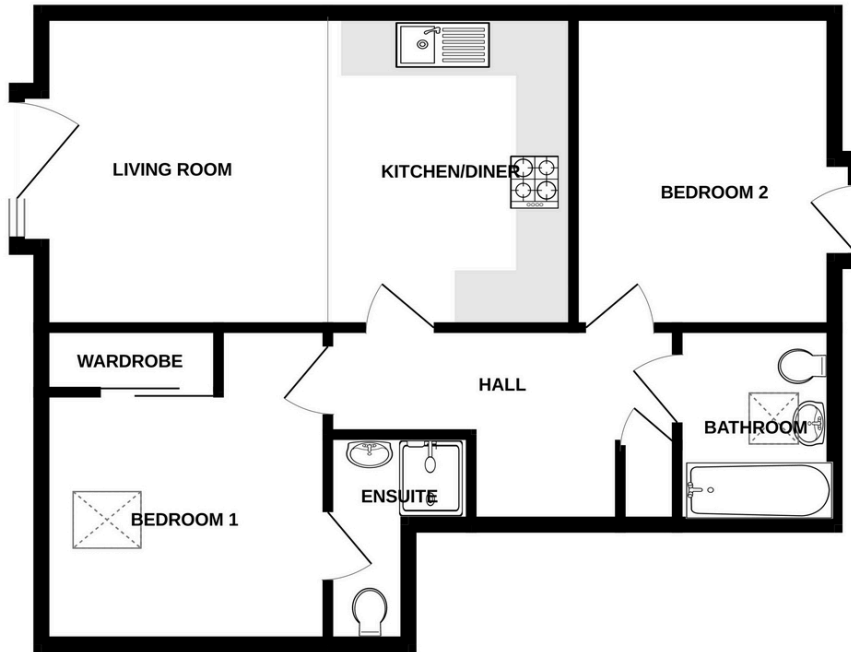
 2

 1

 614 sq ft



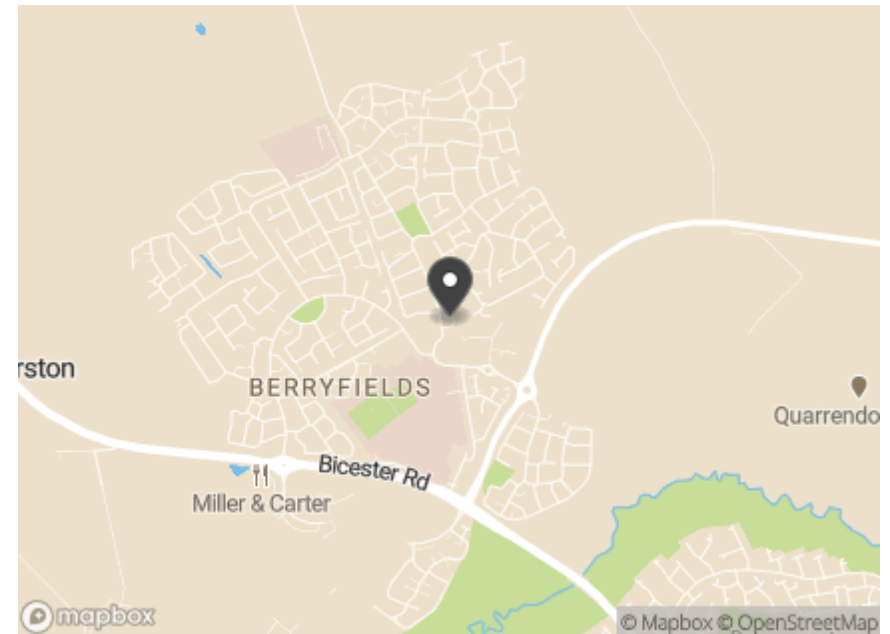
TOP FLOOR



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.
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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	89	89
(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	



Bowerbird Estate Agents

4 Cromwell Court, New Street, Aylesbury, HP20 2PB

www.bowerbirdestateagents.co.uk | 01926 321889