



Connells

Jazz Road
AYLESBURY



Property Description

Situated on the popular Berryfields development in Aylesbury, this well-presented home offers modern living in a convenient and family-friendly setting. The property features bright and well-proportioned accommodation throughout, designed to suit a range of buyers including first-time purchasers, young families, and downsizers. The home benefits from contemporary fittings, comfortable living spaces, and a private outdoor area, creating an ideal balance of practicality and comfort.

The property enjoys an excellent location within the Berryfields area, with everyday amenities close by, including a Sainsbury's Local, community shops, and highly regarded schools such as Green Ridge Primary Academy, The Aylesbury Vale Academy and Buckingham park church of england primary school. Aylesbury Vale Parkway railway station is approximately one mile away, providing convenient services into London Marylebone, while the nearby A41 offers excellent road links to Milton Keynes, Bicester, High Wycombe, and the M25. Residents also benefit from nearby parks, open green spaces, walking routes, and recreational facilities, making the area particularly appealing for families and commuters alike.

Aylesbury town centre is only a short drive away and offers an extensive range of shopping, dining, leisure, and entertainment options, including The Waterside Theatre, supermarkets, cafés, restaurants, and gyms. Combining a modern residential setting with

excellent connectivity and local amenities.

*agents Note

Remaining lease years - 90 Years
Service charge annually - £1089.12

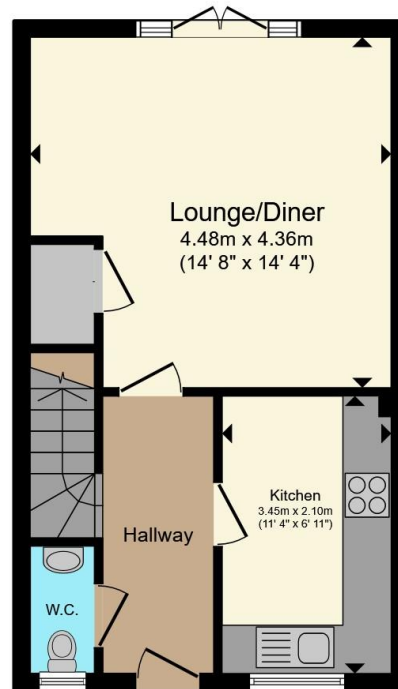
Agents Note

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

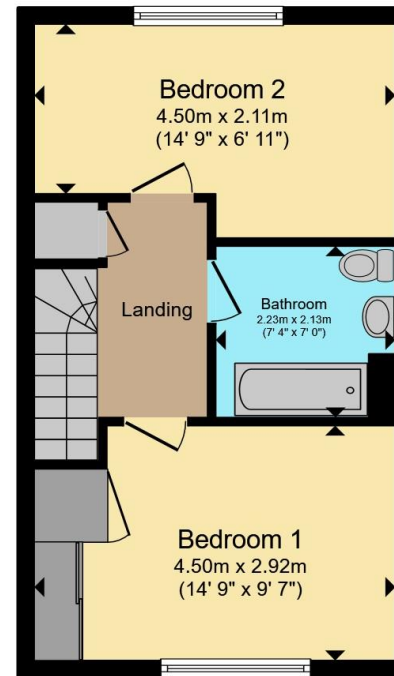








Ground Floor



First Floor

Total floor area 70.9 m² (763 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: C

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313142



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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