

Pondecroft, Aylesbury HP18 0FS

welcome to

Pondecroft, Aylesbury

Brown & Merry are pleased to present this exceptional top floor 2-bedroom Executive flat situated on the edge of the popular development of Berryfields. The property itself is arranged with bright, open plan living, dining and kitchen area with a range of fully fitted unites and integrated appliances including dishwasher. In addition, there are double sliding doors opening onto a charming balcony with panoramic views. The two bedrooms are well proportioned, the master includes a Juliet style balcony, and the 2nd bedroom also benefits from a fully fitted en-suite shower room. The bathroom has a three-piece suite with shower, bath, low level WC and wash hand basin. Outside there is allocated parking for one vehicle and additional visitor spaces available. Aylesbury Vale train station is a very short walk away (0.3 mile) and the apartment benefits from being very close to Esquire's coffee shop (0.2 mile), Miller & Carter restaurant (387ft) and the Waddesden Greenway for walking a cycling (0.3 mile).













Accommodation Comprises

Entrance Hall

Lounge/ Diner

Bathroom

Storage Cupboard

Bedroom One

Bedroom Two

En-Suite

Outside

Allocated Parking











Total floor area 63.0 sq. m. (678 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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- EXECUTIVE APARTMENT
- CLOSE TO AYLESBURY PARKWAY STATION
- TWO BATHROOMS
- OPEN PLAN LIVING SPACE
- BALCONY
- FITTED KITCHEN WITH APPLIANCES
- ALLOCATED PARKING
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1672.36

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



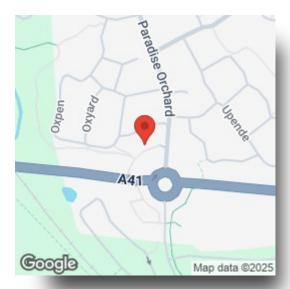


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Property Ref: AYL116064 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property





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